



Pullar House 35 Kinnoull Street Perth PH1 5GD Tel: 01738 475300 Email: onlineapps@pkc.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100716117-008

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:	Euan Gray Design		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Euan	Building Name:	
Last Name: *	Gray	Building Number:	1
Telephone Number: *	+447891802360	Address 1 (Street): *	Jackstone Steadings
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Bankfoot
Fax Number:		Country: *	United Kingdom
		Postcode: *	PH1 4FF
Email Address: *	euangraydesign@gmail.com		

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Sara	Building Number:	2
Last Name: *	Rasmussen	Address 1 (Street): *	the cross
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	meikleour
Extension Number:		Country: *	United Kingdom
Mobile Number:		Postcode: *	ph2 6DZ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:	Perth and Kinross Council
Full postal address of the site (including postcode where available):	
Address 1:	2 THE CROSS
Address 2:	MEIKLEOUR
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	PERTH
Post Code:	PH2 6DZ

Please identify/describe the location of the site or sites

--	--

Northing	739504	Easting	315776
----------	--------	---------	--------

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Alterations, installation of replacement windows and doors, installation of air source heat pump and solar panels, and formation of entrance porch

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

provided as separate document: 258 - Appeal - 25-01069-FLL.pdf

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☒ Yes ☐ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

additional photographic appendix in support of grounds for appeal

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

All drawings & specification, as submitted originally Supporting statement Appendix 1 - Case Handling Repts Appendix 3 - Photographic record

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/01069/FLL

What date was the application submitted to the planning authority? *

06/08/2025

What date was the decision issued by the planning authority? *

03/10/2025

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☐ Yes ☒ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Euan Gray

Declaration Date: 09/10/2025

Fee Exemption Reason

I have arranged to pay my fee directly to my Authority

Appellant: S Rasmussen (owner / appellant) / Euan Gray (of Euan Gray Architecture - agent)

Site Address: 2 The Cross, Meikleour, Perth PH2 6DZ

Planning Authority: Perth and Kinross Council

Application Reference: 25/01069/FLL

Associated Applications: 25/00891/LBC

Decision Date: 2 October 2025

Proposed Development: Alterations, installation of replacement windows and doors, installation of air source heat pump and solar panels, and formation of entrance porch

Review Body: The Secretary
Local Review Body
Perth and Kinross Council
Committee Services
Council Building
2 High Street
Perth, PH1 5PH

1. Introduction

This Statement of Appeal is submitted on behalf of the appellant against the refusal of householder permission for the above development. The refusal is considered unsound on procedural, evidential, and policy grounds. The decision fails to properly apply the statutory development plan, misinterprets national policy, and does not give due weight to material considerations, particularly those relating to climate change mitigation and renewable energy.

2. Grounds of Appeal

2.1 Procedural Unfairness

Failure to Request Bat Survey

The refusal cites absence of a bat survey as a reason for non-compliance with NPF4 Policy 4(f) and LDP2 Policy 41. However, the handling report explicitly states that the applicant was not asked to provide such a survey. It is procedurally unfair to refuse an application on the basis of information the authority chose not to request. It may be important to highlight that the applicant is an ecology ranger by occupation and cares significantly about the natural environment – they have installed a number of bat-boxes around the property regardless of any directorate by the local authority to do so. No question is raised regarding the legality of protecting ecology, and the appellant would have readily provided a bat survey *had one been requested*.

Contradictory Treatment of Evidence

The report acknowledges that an illustrated condition report for the windows was submitted, yet simultaneously claims the application lacked justification for their replacement. This inconsistency undermines the evidential basis of the refusal.

2.2 Misapplication of Policy and Guidance

Unbalanced Application of NPF4

The report accepts compliance with NPF4 Policy 2 (Climate Mitigation and Adaptation) and Policy 16(g)(ii) (Residential Amenity), but dismisses these as insufficient in light of heritage concerns. NPF4 requires a balanced and integrated approach to decision-making, not a hierarchy where heritage automatically overrides climate and energy objectives.

Failure to Apply HEPS and Managing Change Guidance

While the Historic Environment Policy for Scotland (HEPS) and the *Managing Change* guidance notes are listed, their substance is not applied.

- *Managing Change: Windows* allows for replacement where originals are not present and where design is sympathetic.
- *Managing Change: Micro-renewables* supports solar panels where impacts are reversible and limited.

The failure to engage with this guidance represents a misapplication of national policy.

2.3 Overstated and Unsubstantiated Harm – Conservation Area

Existing Windows Are Not Original

The handling report concedes that the current windows are unlikely to be original and appear to have been installed after the building was listed. They therefore make only a limited contribution to the conservation area's character.

Limited Contribution to Conservation Area Character

The conservation area derives its character from the collective quality of traditional stone buildings, roofscape, and streetscape. Later window insertions of non-traditional design make only a marginal contribution, particularly where elevations are non-principle and obscured from public land. Their replacement with more sympathetic designs could enhance, rather than diminish, the conservation area.

Failure to Consider Reasonable Alternatives

Conditions could have secured timber-only frames or amendments to the astragal layout on principle elevations. Refusal without considering this route is disproportionate.

Absence of Public Objections

No representations were received from the public or amenity bodies, undermining the claim of wider harm.

Summary: The refusal overstates the impact of replacing non-original windows on the conservation area. Properly conditioned, the proposal could have complied with NPF4 Policy 7(d) and LDP2 Policy 28A.

2.4 Failure to Consider Reasonable Alternatives – Windows and Doors

Existing Windows Are Not Original

The current windows are later insertions, installed after the date of listing. Their contribution to the building's special interest is limited.

Overstatement of Harm

Treating the replacement of non-original windows as though it were the loss of original historic fabric mischaracterises the level of harm.

Reasonable Alternatives and Conditions

Concerns about tilt-and-turn operation, aluminium cladding, and glazing type could have been addressed through conditions requiring:

- Timber-only frames
- Replicated sight-line widths with astragals replicating the original pattern

Glazing Specification – Slim Double vs Triple Glazing

The report's preference for slim double glazing over triple glazing is unsound:

- Both are modern interventions and neither is historic.
- Triple glazing offers significantly greater thermal performance, directly advancing NPF4 Policy 2 (Climate Mitigation and Adaptation) and Policy 11 (Energy).
- The claim that triple glazing results in "overly-deep frames" is factually incorrect: the specified modern heritage-style timber/alu system uses identical frame sections for both double and triple glazing. As the 1:10 detailed sections show, the total frame depth for the new triple glazed units would be 97mm deep, compared to the existing depth of around 85mm.

Consistency with Managing Change Guidance

Managing Change: Windows recognises that replacement of non-original windows can be acceptable where design is sympathetic. The refusal fails to apply this guidance, instead treating all windows as though they were original historic fabric.

Summary: The refusal rests on an overstated claim of harm to the listed building's special interest, when in fact the windows are later insertions of limited heritage value – particularly those on non-principle elevations. A proportionate approach would have been to secure revisions by maintaining open dialogue during the determination period, or retrospectively by condition.

2.5 Mischaracterisation of Impact - Porch

- **Context of Location**
The proposed porch is located on the south elevation, adjoining a later extension rather than the principal frontage of the original building. It is therefore already within an area of the property that has been altered and does not represent intact historic fabric.
- **Scale and Design**
The handling report criticises the porch on the basis that its flat roof would sit "above the existing eaves." This assessment reflects a misunderstanding of the actual geometry of the building. The existing eaves heights are only 2m and 2.25m respectively, as can be measured from the detailed scaled drawings. Any functional porch structure must necessarily rise above these minimal eaves lines in order to provide usable headroom and weather protection. The criticism therefore fails to recognise the physical limitations of the site and misrepresents the design response as excessive, when in fact it is a proportionate solution to constrained geometry.
- **Impact on Historic Fabric**
The report asserts that the porch would obscure part of the original stone wall. However, this wall is left exposed, internally and externally, highlighting and expressing the original stonework. The additional coverage would not result in the loss of significant original fabric — the design is a reversible change that does not equate to permanent harm. The existing entrance (see photo) does not demonstrably contribute to the overall character and is not visible from public land, suggesting that the detrimental impact to the historic interest is overstated.
- **Policy Balance**
Under *Managing Change: Extensions*, modern additions may be acceptable where they are subordinate and sympathetic. The proposed porch meets this test in principle. The siting of the porch in a recessed, non-prominent location renders the design

subordinate to the main building, regardless of the noted criticism over eaves height. Any residual concerns could have been resolved through design revision, not outright refusal.

Summary: The refusal overstates the impact of the porch, mischaracterising a modest and reversible intervention as harmful to the listed building. A proportionate approach would have been to seek minor design amendments or impose conditions, consistent with national guidance.

2.6 Material Considerations Ignored

Climate and Energy Benefits

The report acknowledges potential reductions in energy use and fuel bills but dismisses these as irrelevant factors, and offers no meaningful suggestion as to appropriate measures. The current building condition is posing serious health risk and financial strain (through excessive energy consumption) on the appellant – these factors must not be dismissed as irrelevant.

The proposed works primarily aim to address issues which are being caused by the previous, post-listing alterations to the original building – primarily problems of damp, a lack of ventilation, poor energy performance (EPC rating F) and a condemned, inefficient electric heating system. The resultant problems from these post-listing incursions are significantly impacting the buildings' condition and future viability, and these existing elements do not contribute in a positive manner to the character and special interest of the building.

Under NPF4, climate mitigation and renewable energy are material considerations of significant weight. Their dismissal represents a failure to properly balance competing objectives.

2.7 Lack of Engagement

Lack of Communication and Constructive Dialogue

No meaningful communication was made to the applicant or agent during the determination period. No attempt was made to request further information, seek revisions, or explore conditions that could have led to a positive outcome. An email from the case officer dated 7/10/25 notes that they deemed *"it was not appropriate to open a dialogue"* regarding the application.

Failure to Uphold the Spirit of the Planning System

The planning system is intended to be plan-led but also facilitative. By failing to engage or issue a decision within the statutory period, the authority has not upheld its duty to act fairly, transparently, and in the public interest.

3. Statutory Duties

Sections 59 and 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 require special regard to be given to preserving listed buildings and conservation areas. However, these duties must be applied proportionately and in balance with other statutory obligations, including those under NPF4 to support climate change mitigation and renewable energy. The authority's decision fails to strike this balance, overstating the impacts of detriment to the building and wider conservation area without sufficient justification, and under evaluating the need to address serious issues around the buildings' current condition through positive change.

4. Conclusion

The refusal is unsound for the following reasons:

- Procedural unfairness and evidential inconsistency
- Misapplication of NPF4, HEPS, and *Managing Change* guidance
- Overstated and unsubstantiated assessments of harm
- Failure to consider reasonable alternatives or conditions
- Dismissal of material climate and energy benefits
- Breach of statutory duties to maintain openness or constructive dialogue

Accordingly, the appellant respectfully requests that the Reporter allow the appeal and grant planning permission subject to appropriate conditions.

Appendix 1: Original Application Documents & Case Handling Reports

- Submitted as separate documents

Appendix 2: Photographic Evidence & Site Context

- Submitted as separate documents

Appendix 3: Relevant Extracts from HEPS and *Managing Change* Guidance

1. Historic Environment Policy for Scotland (HEPS)

Policy Principle

HEPS (2019) sets out the overarching national policy for decision-making in relation to the historic environment. It requires that decisions:

- Recognise that the historic environment is a *non-renewable resource*;
- Apply the principle of *proportionality* when assessing change;
- Balance protection with enabling positive change that secures the long-term conservation of assets.

Relevant Extracts (paraphrased)

- *Policy HEP1*: Decisions affecting the historic environment should be informed by an understanding of its cultural significance.
- *Policy HEP2*: Where change is proposed, it should be managed in a way that protects and enhances the historic environment, while enabling sustainable development.
- *Policy HEP4*: Proposals should be assessed in terms of whether they will result in *sustainable benefits* that outweigh any negative impacts.

Application to Appeal

- The windows in question are later insertions and do not form part of the building's cultural significance.
- Triple glazing and renewable technologies deliver sustainable benefits that align with HEPS principles.
- A proportionate approach would allow sympathetic replacement and retrofit, rather than outright refusal.

2. Managing Change in the Historic Environment: Windows (Historic Environment Scotland)

Key Guidance Points

- Original windows should be retained and repaired wherever possible.
- Where windows are *not original*, replacement may be acceptable if the new design is sympathetic to the character of the building.

Application to Appeal

- The existing windows are not original and were installed after listing. Their replacement is therefore consistent with guidance.
- The proposed replacements can be conditioned to ensure sympathetic detailing (timber frames, subdivision, astragals).
- Triple glazing, as a modern intervention, is not precluded by the guidance provided the external appearance remains appropriate.

3. Managing Change in the Historic Environment: Micro-renewables

Key Guidance Points

- Renewable technologies should be sited to minimise visual impact, but may be acceptable where impacts are reversible and do not cause unacceptable harm to significance.
- Installations on less prominent elevations or later extensions are generally more acceptable.
- The principle of enabling adaptation to climate change is supported, provided heritage impacts are proportionate.

Application to Appeal

- The proposed solar panels are reversible and located on side/rear roof planes.
- The air source heat pump is modest in scale and positioned on a later extension.
- The guidance supports such interventions where they contribute to sustainability and can be removed without permanent harm.

4. Managing Change in the Historic Environment: Extensions

Key Guidance Points

- Extensions should be subordinate to the original building and designed to respect its character.
- Modern design can be acceptable if it is sympathetic in scale, form, and materials.
- The impact on surviving historic fabric should be minimised.

Application to Appeal

- The proposed porch is modest and located on a later extension, not the principal elevation.
- The design is guided by geometric and practical principles, and the contemporary form is consistent with the guidance's emphasis on proportionate adaptation.

5. Summary

Taken together, HEPS, the LDP and *Managing Change* guidance documentation:

- Supports proportionate, sympathetic change to listed buildings and conservation areas;
- Recognises that non-original elements may be replaced with more appropriate alternatives;
- Encourages adaptation to climate change through renewable technologies where impacts are reversible;
- Emphasises balance between protection and enabling sustainable development.

In this case, the refusal failed to apply these principles proportionately, overstating harm and disregarding the sustainable benefits of the proposals.

REPORT OF HANDLING

DELEGATED REPORT

Ref No	25/01069/FLL	
Ward No	P5- Strathtay	
Due Determination Date	5th October 2025	
Draft Report Date	2nd October 2025	
Report Issued by	David Rennie	Date 2nd October 2025

PROPOSAL: Alterations, installation of replacement windows and doors, installation of air source heat pump and solar panels, formation of entrance porch

LOCATION: 2 The Cross Meikleour Perth PH2 6DZ

SUMMARY:

This report recommends **refusal** of the application as the development is considered to be contrary to the relevant provisions of the Development Plan and there are no material considerations apparent which justify setting aside the Development Plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The application property is a traditional single storey detached dwellinghouse situated in Meikleour and located within the Meikleour Conservation Area. The property is a category C listed building (Historic Environment Scotland ref: LB 4412). Details of the listing are available at [MEIKLEOUR, COTTAGE \(MR CRAIG TENANT.\) NEXT TO OLD POST OFFICE \(MEIKLEOR DISCRETIONARY, TRUST\). \(LB4412\)](#)

The original building appears to have previously been subject to extensions to its south (side) and east (rear) elevations.

Full planning permission is sought to:

- Install replacement windows and doors
- Install solar panels on the south and east facing roof planes
- Install an air source heat pump (ASHP) on the south elevation
- Erect an entrance porch on the south elevation
- Install vents on the north elevation

The associated application for listed building consent (ref: 25/00891/LBC) was recently refused.

SITE HISTORY

20/01543/FLL Erection of a shed 7 December 2020 Application Approved

25/00891/LBC Installation of replacement doors and windows, solar panels and ASHP, formation of entrance porch and internal alterations 26 September 2025 Application Refused

PRE-APPLICATION CONSULTATION

Pre application Reference: n/a

DEVELOPMENT PLAN

The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.

NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.

The Council's assessment of this application has considered the following policies of NPF4:

Policy 2: Climate Mitigation and Adaptation

Policy 4: Natural Places

Policy 7: Historic Assets and Places

Policy 11: Energy

Policy 16: Quality Homes

Perth and Kinross Local Development Plan 2 – Adopted November 2019

The Local Development Plan 2 (LDP2) is the most recent statement of Council policy and is augmented by Supplementary Guidance.

The principal policies are:

Policy 1A: Placemaking

Policy 1B: Placemaking

Policy 17: Residential Areas

Policy 27A: Listed Buildings

Policy 28A: Conservation Areas: New Development

Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy

Policy 41: Biodiversity

Statutory Supplementary Guidance

- [Supplementary Guidance - Placemaking](#) (adopted in 2020)

OTHER MATERIAL CONSIDERATIONS

Non-Statutory Guidance

- [Planning Guidance - Planning & Biodiversity](#)
- [Conservation areas](#)

Historic Environment Policy for Scotland

HEPS is a national policy statement published by Historic Environment which defines how decisions should be made in relation to management and protection of the historic environment. HEPS is supported by Managing Change guidance notes covering a range of topics that affect the historic environment, including:

[Managing Change in the Historic Environment: Windows](#)

[Managing Change in the Historic Environment: Extensions](#)

[Managing Change in the Historic Environment: Micro-renewables](#)

CONSULTATION RESPONSES

Conservation Team

Concerns were raised about the proposed solar panels, replacement windows and porch. It was also highlighted that the application lacked justification for the removal of the existing windows.

Overall, the proposal would adversely affect the special architectural or historic interest of the listed building, as well as failing to be sympathetic to the character and appearance of the Meikleour Conservation Area. The proposal fails to comply with NPF4 Policy 7 and LDP2 policies 27A and 28A and cannot be supported.

Environmental Health (Noise Odour)

I have no objection in principle to the application.

Fixed plant such as ASHP can create noise which has characteristics that are not adequately quantified by means of a Leq limit. Therefore, to protect residential amenity, I recommend that a standard condition based on Noise Rating, be included on any given consent.

REPRESENTATIONS

Number of representations received: 0

Additional Statements Received:

Screening Opinion	EIA Not Required
Environmental Impact Assessment (EIA): Environmental Report	Not applicable
Appropriate Assessment under Habitats Regulations	AA Not Required
Design Statement or Design and Access Statement	Submitted
Report on Impact or Potential Impact eg Flood Risk Assessment	Not Required

APPRAISAL

Sections 25 and 37 (2) of the Town and Country Planning (Scotland) Act 1997 require that planning decisions be made in accordance with the development plan unless

material considerations indicate otherwise. The Development Plan comprises NPF4 and the Perth and Kinross Local Development Plan 2019. The relevant policy considerations are outlined in the policy section above and are considered in more detail below. In terms of other material considerations, involving considerations of the Council's other approved policies and supplementary guidance, these are discussed below only where relevant.

In this instance, Section 59(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining such an application as this to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is relevant and requires planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the designated conservation area.

The determining issues in this case are whether; the proposal complies with development plan policy; or if there are any other material considerations which justify a departure from policy.

Policy Appraisal

Alterations and extensions to existing domestic dwellinghouses are generally considered to be supportable in principle. Nevertheless, consideration must be given to the specific details of the proposed development, within the context of the application site, and whether it would have an adverse impact on visual or residential amenity or the character and appearance of the place. Assessment of the proposal against the relevant policies is provided below.

Effect on Listed Building

Replacement Windows

The Council's Placemaking Supplementary Guidance states:

"Where it is proposed to replace windows in a listed building, justification will be required in order to process the application. This should take the form of an illustrated report setting out the condition of each window and the reasons for its replacement."

Based on the descriptions submitted as part of the application, the existing windows in the original part of the house are unlikely to be the property's original windows. However, an illustrated report has been submitted as part of this application.

Based on the historic photograph provided in the Conservation Team's consultation response, the building's principal elevation originally had three-pane side-hung pairs of casement windows. The existing windows replicate the original windows in terms of their timber frames, opening methods and glazing layout.

The proposed windows are tilt and turn windows that fail to replicate the original opening method. On the principal elevation, each window is to be a single tilt and turn window, as opposed to the existing pairs of casement windows. Astragals are to be applied to the glass in the windows; however, to be acceptable, the astragals would need to be structural. On the principal elevation, the proposed windows are to have one horizontal astragal, whilst the original and existing windows have two horizontal astragals. The proposed windows are to have aluminium-faced timber frames; however, to be acceptable, the frames should not be faced in aluminium. The windows are to be triple glazed, which would result in overly-deep frames; slim cavity double glazing would have been preferable.

Due to their opening method, glazing layout, applied astragals, frame material and triple glazing, the proposed replacement windows would have a detrimental impact on the character and special interest of the category C listed building.

Replacement Doors

The proposed glazed doors in the east elevation are also to have applied astragals, aluminium-faced timber frames and triple glazing. As these doors are on the rear elevation of a later extension on the rear of the original building, their replacement is less of a concern. However, they should still be appropriate for a listed building in a conservation area. As such, if the application was not being refused, revisions to the astragals and to the framing material would have been sought during the assessment of the application.

It is also proposed to replace the entrance door on the south elevation. From the details provided, the existing door does not appear to be an historic door. Whilst the proposed door has a traditional design, details of the materials to be used have not been provided. If the application was not being refused, additional details about the existing door and the installation of a timber door (without aluminium facing) would have been sought.

Solar Panels

The proposed solar panels are to be installed on the south and east facing roof planes of the listed building. Although these are the side and rear elevations of the building, they would be visible from the public realm due to the layout of the adjacent streets and the height of the roof. The modern design and materials of the solar panels would be an incongruous addition to the traditional slate roofs of the building. Given the size of each panel and the number of panels to be installed, a significant proportion of the roof planes would be covered. Whilst the solar panels on the easternmost roof plane would be on a later extension, the others would be installed on or adjacent to the original section of the listed building.

Due to their visually prominent siting, modern design and materials, and total surface area, the proposed solar panels would have a detrimental impact on the character and special interest of the category C listed building.

Air Source Heat Pump

The proposed ASHP is relatively modest in scale and is to be installed on one of the later extensions to the original building. Had the application not been recommended for refusal, the relocation of the ASHP to a less readily visible location further from the original building would have been sought.

Porch

The proposed porch is to be erected on the south elevation where a later extension joins the rear of the original building. The porch's flat roof would sit above the eaves of the existing house, resulting in the flat roof cutting into the slate roof on the rear of the original building. Despite the existing extensions, part of the stone wall of the rear of the original house remains visible; due to its height and depth, the porch would cover half of the original external stonework. Although the porch has a relatively simple modern design, its height and depth mean that it would have a detrimental impact on the character and special interest of the category C listed building.

Conclusion

Given the above assessment, the proposal is contrary to Policy 7(c): Historic Assets and Places (Listed Buildings) of National Planning Framework 4; and contrary to Policy 27A: Listed Buildings of the Perth and Kinross Local Development Plan 2.

Effect on Conservation Area

Given the concerns noted above, the proposed replacement windows and the proposed solar panels would have a detrimental impact on the character and appearance of the Meikleour Conservation Area. As such, the proposal is contrary to Policy 7(d): Historic Assets and Places (Conservation Areas) of National Planning Framework 4; and contrary to Policy 28A: Conservation Areas of the Perth and Kinross Local Development Plan 2.

Whilst the proposed porch would have a detrimental impact on the listed building, it would not be detrimental to the character and appearance of the conservation area due to its scale and siting.

Design and Visual Amenity

Given the concerns noted above, the proposed replacement windows, the proposed solar panels, and the proposed porch, would have a detrimental impact on the character and environmental quality of the application property and/or the surrounding area.

Approval would therefore be contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4, contrary to Policies 1A and 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2, and contrary to the Perth & Kinross Placemaking Supplementary Guidance 2020.

Renewable Energy

Policy 11 of NPF4 and Policy 33A of LDP2 both support proposals for renewable and low-carbon sources of energy, provided the proposal has been designed to mitigate

impacts on visual amenity, residential amenity and the historic environment. Given the concerns noted above, the proposed solar panels would have detrimental impacts on the character and special interest of the category C listed building, on the character and appearance of the Meikleour Conservation Area, and on the character and environmental quality of the application property and the surrounding area. As such, the proposal is contrary to Policy 11(e): Energy of National Planning Framework 4, and contrary to Policy 33A: New Proposals for Renewable and Low-Carbon Energy of the Perth and Kinross Local Development Plan 2.

Climate Mitigation and Adaptation

The proposal is in accordance with Policy 2(c) of NPF4 which supports proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change. However, compliance with one policy does not override the requirement to comply with other relevant policies of NPF4 and LDP2.

Residential Amenity

To protect neighbouring residents from excessive noise from the ASHP, the condition recommended by Environmental Health would have been added to the decision, if the application had not been recommended for refusal. Given the nature of the other works, there are no other concerns about impacts on residential amenity. As such, the proposal is in accordance with Policy 16(g)(ii) of NPF4 and Policy 17 of LDP2.

Natural Heritage and Biodiversity

The proposal involves works to an existing slate roof. As explained in the Bat Survey Guidance, the age of the building triggers the requirement for a bat survey to be undertaken by a suitably experienced and qualified ecologist to determine the actual or potential presence of bats.

A bat survey has not been submitted as part of the application. As such, it has not been demonstrated that there are no bats present and that bats will not be affected by the proposal. As any impacts on bats cannot be fully considered, the proposal is contrary to Policy 4(f): Natural Places (Protected Species) of National Planning Framework 4 and contrary to Policy 41: Biodiversity of the Perth and Kinross Local Development Plan 2.

As there were other reasons for refusing the application and in the interests of avoiding unnecessary additional costs to the applicant, the applicant's agent was not asked to undertake a bat survey.

Developer Contributions

The Developer Contributions Guidance is not applicable to this application and therefore no contributions are required in this instance.

Economic Impact

The proposal may have resulted in reduced fuel bills due to improvements in energy efficiency. However, reduced fuel bills do not justify overriding the Development Plan.

PLANNING OBLIGATIONS AND LEGAL AGREEMENTS

None required.

DIRECTION BY SCOTTISH MINISTERS

None applicable to this proposal.

CONCLUSION AND REASONS FOR DECISION

To conclude, the application must be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this respect, the proposal is considered to be contrary to the Development Plan. Account has been taken of the relevant material considerations and none has been found that would justify overriding the Development Plan.

Accordingly, the proposal is refused on the grounds identified below.

Reasons for Refusal

1. The proposed replacement windows, by virtue of their opening method, glazing layout, applied astragals, frame material and triple glazing; the proposed solar panels, by virtue of their visually prominent siting, modern design and materials, and total surface area; and the proposed porch, by virtue of its roof sitting above the existing eaves and the extent of the original external stonework that would be covered, would have a detrimental impact on the character and special interest of the category C listed building.

Approval would therefore be contrary to Section 59 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which requires planning authorities to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses; contrary to Policy 7(c): Historic Assets and Places (Listed Buildings) of National Planning Framework 4; and contrary to Policy 27A: Listed Buildings of the Perth and Kinross Local Development Plan 2.

2. The proposed replacement windows, by virtue of their opening method, glazing layout, applied astragals, frame material and triple glazing; and the proposed solar panels, by virtue of their visually prominent siting, modern design and

materials, and total surface area, would have a detrimental impact on the character and appearance of the Meikleour Conservation Area.

Approval would therefore be contrary to Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which requires planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas; contrary to Policy 7(d): Historic Assets and Places (Conservation Areas) of National Planning Framework 4; and contrary to Policy 28A: Conservation Areas of the Perth and Kinross Local Development Plan 2.

3. The proposed replacement windows, by virtue of their opening method, glazing layout, applied astragals, frame material and triple glazing; the proposed solar panels, by virtue of their visually prominent siting, modern design and materials, and total surface area; and the proposed porch, by virtue of its roof sitting above the existing eaves and the extent of the original external stonework that would be covered, would have a detrimental impact on the character and environmental quality of the application property and the surrounding area.

Approval would therefore be contrary to Policy 16(g)(i): Quality Homes of National Planning Framework 4, contrary to Policies 1A and 1B(c): Placemaking of the Perth and Kinross Local Development Plan 2, and contrary to the Perth & Kinross Placemaking Supplementary Guidance 2020.

4. The proposal, by virtue of the detrimental impacts of the solar panels on the character and special interest of the category C listed building, on the character and appearance of the Meikleour Conservation Area, and on the character and environmental quality of the application property and the surrounding area, would result in the installation of a source of renewable energy that would have unacceptable impacts on the historic environment and on visual amenity.

Approval would therefore be contrary to Policy 11(e): Energy of National Planning Framework 4, and contrary to Policy 33A: New Proposals for Renewable and Low-Carbon Energy of the Perth and Kinross Local Development Plan 2.

5. The application, due to the lack of a bat survey, fails to demonstrate that bats will not be affected by the proposal.

Approval would therefore be contrary to Policy 4(f): Natural Places (Protected Species) of National Planning Framework 4 and contrary to Policy 41: Biodiversity of the Perth and Kinross Local Development Plan 2.

Justification

The proposal is not in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

- 1 There are no relevant informatives.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
03
04
05
06
07
08
09
10
11
12
13
14

REPORT OF HANDLING

DELEGATED REPORT FOR LISTED BUILDING CONSENT

Ref No	25/00891/LBC	
Ward No	P5- Strathtay	
Due Determination Date	24th September 2025	
Report Drafted Date	23rd September 2025	
Report Issued by	David Rennie	Date 23rd September 2025

PROPOSAL: Installation of replacement doors and windows, solar panels and ASHP, formation of entrance porch and internal alterations

LOCATION: 2 The Cross Meikleour Perth PH2 6DZ

SUMMARY:

Section 14 of The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires the Council as planning authority, in considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

This report recommends **refusal** of the application as the proposal does not have due regard to the special interest of the listed building, and it does not comply with the relevant provisions of the development plan.

BACKGROUND AND DESCRIPTION OF PROPOSAL

The application property is a traditional single storey detached dwellinghouse situated in Meikleour and located within the Meikleour Conservation Area. The property is a category C listed building (Historic Environment Scotland ref: LB 4412). Details of the listing are available at [MEIKLEOUR, COTTAGE \(MR CRAIG TENANT.\) NEXT TO OLD POST OFFICE \(MEIKLEOR DISCRETIONARY, TRUST\). \(LB4412\)](#)

The original building appears to have previously been subject to extensions to its south (side) and east (rear) elevations.

Listed building consent is sought to:

- Install replacement windows and doors
- Install solar panels on the south and east facing roof planes

- Install an air source heat pump (ASHP) on the south elevation
- Erect an entrance porch on the south elevation
- Install vents on the north elevation
- Install internal vents and wall insulation.

SITE HISTORY

20/01543/FLL Erection of a shed 7 December 2020 Application Approved

25/01069/FLL Alterations and installation of replacement windows and doors, installation of air source heat pump and solar panels Application Pending Consideration

PRE-APPLICATION CONSULTATION

Pre application Reference: n/a

CONSULTATION RESPONSES

Conservation Team

Concerns were raised about the proposed solar panels, replacement windows and porch. It was also highlighted that the application lacked justification for the removal of the existing windows and lacked detail on the proposed internal insulation.

Overall, the proposal would adversely affect its special architectural or historic interest of the listed building, as well as failing to be sympathetic to the character and appearance of the Meikleour Conservation Area. The proposal fails to comply with NPF4 Policy 7 and LDP2 policies 27A and 28A and cannot be supported.

REPRESENTATIONS

Number of representations received: 0

Additional Statements Received:

Schedule of Works	Submitted
Design and/or Access Statement	Not Required
Window/Door Condition Survey	Not Submitted
Economic Justification Statement	Not Required

POLICIES AND GUIDANCE

Historic Environment Policy for Scotland

HEPS is a national policy statement published by Historic Environment which defines how decisions should be made in relation to management and protection of the historic environment. HEPS is supported by Managing Change guidance notes covering a range of topics that affect the historic environment, including:

[Managing Change in the Historic Environment: Windows](#)

[Managing Change in the Historic Environment: Extensions](#)

[Managing Change in the Historic Environment: Interiors](#)

[Managing Change in the Historic Environment: Micro-renewables](#)

Development Plan

The development plan does not have the same status of primacy in decision-making for listed building consent applications as it does planning applications. Nevertheless, development plan policies and guidance are useful considerations which can be taken into account in the assessment of listed building consent applications. The development plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

The Council's assessment of this application has considered the following policy of NPF4:

Policy 7: Historic Assets and Places

The Council's assessment of this application has considered the following policy of LDP2:

Policy 27A: Listed Buildings

Supplementary Guidance

[Supplementary Guidance - Placemaking](#) (adopted in 2020)

APPRAISAL

In considering whether to grant listed building consent for any works, the planning authority is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. The determining issue in this case is therefore the effect of the proposal on the character and special interest of the category C listed building.

The effects of each of the proposed works on the listed building are assessed below. It is noted that there is a lack of detail and/or justification about some of the proposed works; however, due to the impacts of other works on the listed building, the

applicant's agent has not been asked to provide additional information, which may have resulted in additional costs to the applicant.

Replacement Windows

The Council's Placemaking Supplementary Guidance states:

"Where it is proposed to replace windows in a listed building, justification will be required in order to process the application. This should take the form of an illustrated report setting out the condition of each window and the reasons for its replacement."

Based on the descriptions submitted as part of the application, the existing windows in the original part of the house are unlikely to be the property's original windows. However, an illustrated report has been submitted as part of this application.

Based on the historic photo provided in the Conservation Team's consultation response, the building's principal elevation originally had three-pane side-hung pairs of casement windows. The existing windows replicate the original windows in terms of their timber frames, opening methods and glazing layout.

The proposed windows are tilt and turn windows that fail to replicate the original opening method. On the principal elevation, each window is to be a single tilt and turn window, as opposed to the existing pairs of casement windows. Astragals are to be applied to the glass in the windows; to be acceptable, the astragals would need to be structural. On the principal elevation, the proposed windows are to have one horizontal astragal, whilst the original and existing windows have two horizontal astragals. The proposed windows are to have aluminium-faced timber frames; to be acceptable, the frames should not be faced in aluminium. The windows are to be triple glazed, which would result in overly-deep frames; slim cavity double glazing would have been preferable.

Due to their opening method, glazing layout, applied astragals, frame material and triple glazing, the proposed replacement windows would have a detrimental impact on the character and special interest of the category C listed building.

Replacement Doors

The proposed glazed doors in the east elevation are also to have applied astragals, aluminium-faced timber frames and triple glazing. As these doors are on the rear elevation of a later extension on the rear of the original building, their replacement is less of a concern. However, they should still be appropriate for a listed building in a conservation area. As such, if the application was not being refused, revisions to the astragals and to the framing material would have been sought during the assessment of the application.

It is also proposed to replace the entrance door on the south elevation. From the details provided, the existing door does not appear to be an historic door. Whilst the proposed door has a traditional design, details of the materials to be used have not been provided. If the application was not being refused, additional details about the existing door and the installation of a timber door (without aluminium facing)

Solar Panels

The proposed solar panels are to be installed on the south and east facing roof planes of the listed building. Although these are the side and rear elevations of the building, they would be visible from the public realm due to the layout of the adjacent streets and the height of the roof. The modern design and materials of the solar panels would be an incongruous addition to the traditional slate roofs of the building. Given the size of each panel and the number of panels to be installed, a significant proportion of the roof planes would be covered. Whilst the solar panels on the easternmost roof plane would be on a later extension, the others would be installed on or adjacent to the original section of the listed building.

Due to their visually prominent siting, modern design and materials, and total surface area, the proposed solar panels would have a detrimental impact on the character and special interest of the category C listed building.

Air Source Heat Pump

The proposed ASHP is relatively modest in scale and is to be installed on one of the later extensions to the original building. Had the application not been recommended for refusal, the relocation of the ASHP to a less readily visible location further from the original building would have been sought.

Porch

The proposed porch is to be erected on the south elevation where a later extension joins the rear of the original building. The porch's flat roof would sit above the eaves of the existing house, resulting in the flat roof cutting into the slate roof on the rear of the original building. Despite the existing extensions, part of the stone wall of the rear of the original house remains visible; due to its height and depth, the porch would cover half of the original external stonework. Although the porch has a relatively simple modern design, its height and depth mean that it would have a detrimental impact on the character and special interest of the category C listed building.

Internal Alterations

It is proposed to install internal vents and internal wall insulation, which is acceptable in principle. Had the application not been recommended for refusal, further details including large-scale drawings would have been sought.

Policy Appraisal

For the reasons detailed above, the proposal is contrary to Policy 7 of NPF4 and contrary to Policy 27A of LDP2.

Economic Impact

The proposal may have resulted in reduced fuel bills due to improvements in energy efficiency. However, improvements in energy efficiency do not override the requirement to protect the character and special interest of listed buildings.

CONCLUSION AND REASONS FOR DECISION

To conclude, the proposal does not have due regard to the special interest of the listed building, and it does not comply with the development plan.

Accordingly, the proposal is refused on the grounds identified below.

Reasons for Refusal

1. The proposed replacement windows, by virtue of their opening method, glazing layout, applied astragals, frame material and triple glazing, would have a detrimental impact on the character and special interest of the category C listed building.

Approval would therefore be contrary to Section 14 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which requires planning authorities to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses.

2. The proposed solar panels, by virtue of their visually prominent siting, modern design and materials, and total surface area, would have a detrimental impact on the character and special interest of the category C listed building.

Approval would therefore be contrary to Section 14 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which requires planning authorities to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses.

3. The proposed porch, by virtue of its roof sitting above the existing eaves and the extent of the original external stonework that would be covered, would have a detrimental impact on the character and special interest of the category C listed building.

Approval would therefore be contrary to Section 14 of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, which requires planning authorities to have special regard to the desirability of preserving the listed building, its setting, and any features of special architectural or historic interest which it possesses.

Justification

The proposal does not have due regard to the special interest of the listed building, and it does not comply with the relevant provisions of the Development Plan.

Informatives

1 There are no relevant informatives.

Procedural Notes

Not Applicable.

PLANS AND DOCUMENTS RELATING TO THIS DECISION

01
02
03
04
05
06
07
08
09
10
11
12
13
14
15

**Comments to the Development Management & Building Standards
Service Manager on a Planning and/or Listed Building Application**

Planning Application ref.	25/00891/LBC 25/01069/FLL	Comments provided by	Jody Blake IHBC
Service/Section	Conservation	Contact Details	
Description of Proposal	Replacement doors and windows, formation of entrance porch, and installation of solar PV and ASHP		
Address of site	2 The Cross, Meikleour PH2 6DZ		
Comments on the proposal	The subject site is a Category C listed building dating to c1820 - 1830. The cottage is single-storey, stone built with slate roof. The cottage has an extension to the rear and side which are rendered. A site visit was undertaken on 14th August 2025 to assess the impacts of the proposal on the listed building and wider conservation area. <u>Solar panels</u> – Solar panels have been proposed to the east and south. These would be in three groups, with the eastern solar panels in a group of four and six on the rear extension and side extension. A further group of three solar panels to the south are proposed on the link roof connecting the main house with the rear extension. The proposed solar panels would be particularly visible from the conservation area, especially the approach from the south towards the Category A listed Meikleour Cross. As such, the proposed solar panels would have a harmful impact on the special architectural and historic interest of the listed building and the character of the conservation area. There are other, less visible/harmful locations on the roof that solar panels could be located. Numerous examples of PV within the conservation area. Hedge 8ft means building is not visible from the road. <u>Windows</u> – The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on the Council to have special regard to the desirability of preserving Listed Buildings or any features of special architectural historic interest. Therefore, there is a presumption in favour of the retention of historic windows, as windows are a key contributor to the character and special interest of a listed building. Reject on the basis that these are not ‘historic’ windows – they have been installed post-listing in 1995.		

Accordingly, the starting point in the assessment of an application for the replacement of historic windows is whether their removal is justified. Replacement windows are usually only permitted in cases where the existing windows are not repairable, or where it is fully demonstrated that they are incapable of economic repair. Only when this is robustly evidenced will the removal of historic windows usually be considered justified.

The acceptability of replacement windows is then dependent upon an appropriate specification in terms of their design, materials, framing thickness, glazing division, opening mechanism and astragal profile and dimensions.

The proposed replacement windows are not supported as they fail to match the historic window patterns in every detail, including materials, design, opening method and finish.

Aluminium/composite windows with plant-on astragals cannot be supported due to the negative impact they would have on the character and special architectural and historic interest of the listed building. Furthermore, the three-pane vertical casement windows are a common feature within the conservation area and the proposed changes would erode this character of the area. This pattern of window may be related to estate owned properties.



<https://canmore.org.uk/collection/2077179>

Figure 1 - 1966 image showing the subject dwelling to the right with the existing window pattern.

	<u>Porch</u> – The proposed porch on the south elevation would be formed where the connection is to the main dwelling and the rear extension. The proposed roof is clumsy and not fully detailed how it would join into the three different roof and eave heights of the existing roofs. Furthermore, the porch would cover a large section of the original external stonework which identifies the original section of the listed building. A porch may be acceptable here; however further details would be required. Clumsy is subjective. Its not fully detailed because we are applying for the principle of a porch. Full detailing takes time, and fees, and given the ‘reject first’ approach of PKC, we are trying to limit client expenses. The stone has clearly been left exposed, so the point is moot, or doesn’t understand the design. The form of the roof has been carefully balanced to avoid valley gutters, and reconcile the 3 roof heights. WHICH YOU MIGHT UNDERSTAND IF YOU HAD ANY FUCKING CLUE. <u>Internal alterations</u> – Internal wall upgrades are proposed to improve the energy efficiency of the house. This is supported in principle subject to large-scale section details are required. Overall, the proposal would adversely affect its special architectural or historic interest of the listed building, as well as failing to be sympathetic to the character and appearance of the Meikleour Conservation Area. The proposal fails to comply with NPF4 Policy 7 and LDP2 policies 27A and 28A and cannot be supported. Interpretive, not objective. Reject conclusion without further evidence of objective terms. Provide counter evidence whereby
Date comments returned	25/08/2025

Memorandum

To Development Management & Building
Standards Service Manager

From Environmental Health

Your ref 25/01069/FLL

Our ref LJA

Date 13 August 2025

Tel No 01738 475248

Housing and Communities

Pullar House, 35 Kinnoull Street, Perth PH1 5GD

Consultation on an Application for Planning Permission

25/01069/FLL RE: Alterations and Installation of replacement windows and doors, installation of air source heat pump and solar panels at 2 The Cross, Meikleour, Perth, PH2 6DZ for Ms S Rasmussen

I refer to your letter dated 7 August 2025 in connection with the above application and have the following comments to make.

Environmental Health Recommendation

I have no objection in principle to the application but recommend the under noted condition be included on any given consent.

Comments

The applicant is proposing alterations and installation of replacement windows and doors, installation of air source heat pump (ASHP) and solar panels. The ASHP is to be located on the South elevation of the building.

Noise

Whilst there is no supporting information supplied with the application stating the make and model of the ASHP to be installed, I would expect it to be domestic sized, which typically have a measured sound pressure level in the region of 45dB(A) – 60dB(A) at 1m dependant on the exact model installed.

The World Health Organisation (WHO) issued guidance in 1999 in relation to noise, at which time it was recommended that the following sound levels should be maintained: Leq50-55dB(A) in outdoor living areas, Leq35dB(A) in internal living areas and Leq30dB(A) in bedrooms. This guidance is consistent with BS8233:2014 which recommends the following sound level ranges: Leq30-40dB(A) in living areas and Leq30-35dB(A) in bedrooms.

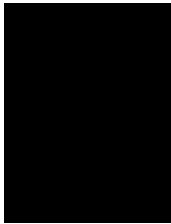
Given the distance attenuation to neighbouring properties these levels should be achievable for airborne noise allowing for 10-15dB reduction by a partially open window.

The sound levels recommended in the guidance do not take into account the relative noise level at octave frequency bands. Fixed plant of this type can create noise which has characteristics that are not adequately quantified by means of a Leq limit. Therefore, to

protect residential amenity, I recommend that the standard condition based on Noise Rating, be included on any given consent.

Condition

EH10 All plant or equipment shall be so enclosed, attenuated and/or maintained such that any noise therefrom shall not exceed Noise Rating 35 between 0700 and 2300 hours daily, or Noise Rating 25 between 2300 and 0700 hours daily, within any neighbouring, residential property, with all windows slightly open, when measured and/ or calculated and plotted on a rating curve chart.



Appendix 2: Photographic Evidence & Site Context

Existing entrance / proposed porch location



Existing fenestration, principle elevation:



Appendix 2: Photographic Evidence & Site Context

Existing fenestration, non-principle elevations:



Appendix 2: Photographic Evidence & Site Context

Site context, viewed from adjacent public land:

West elevation (principle):



Appendix 2: Photographic Evidence & Site Context

South Elevation (porch / entrance), viewed from Mercer Green:



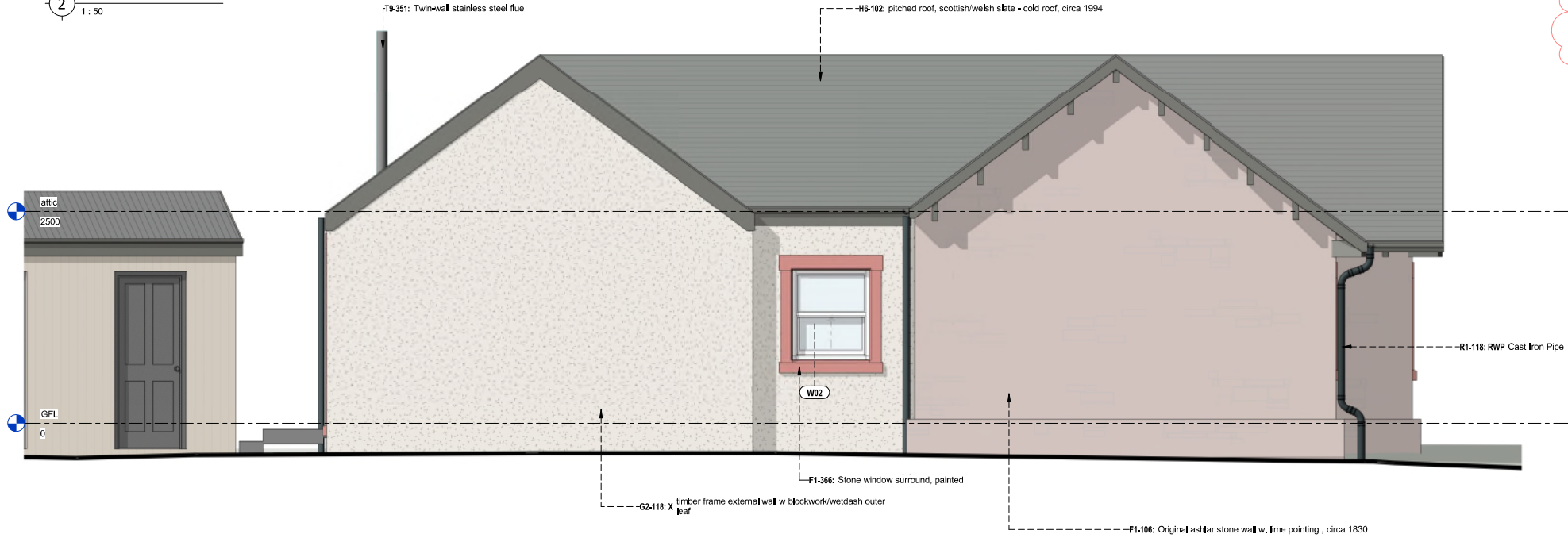
East elevation, viewed from far end of Mercer Green





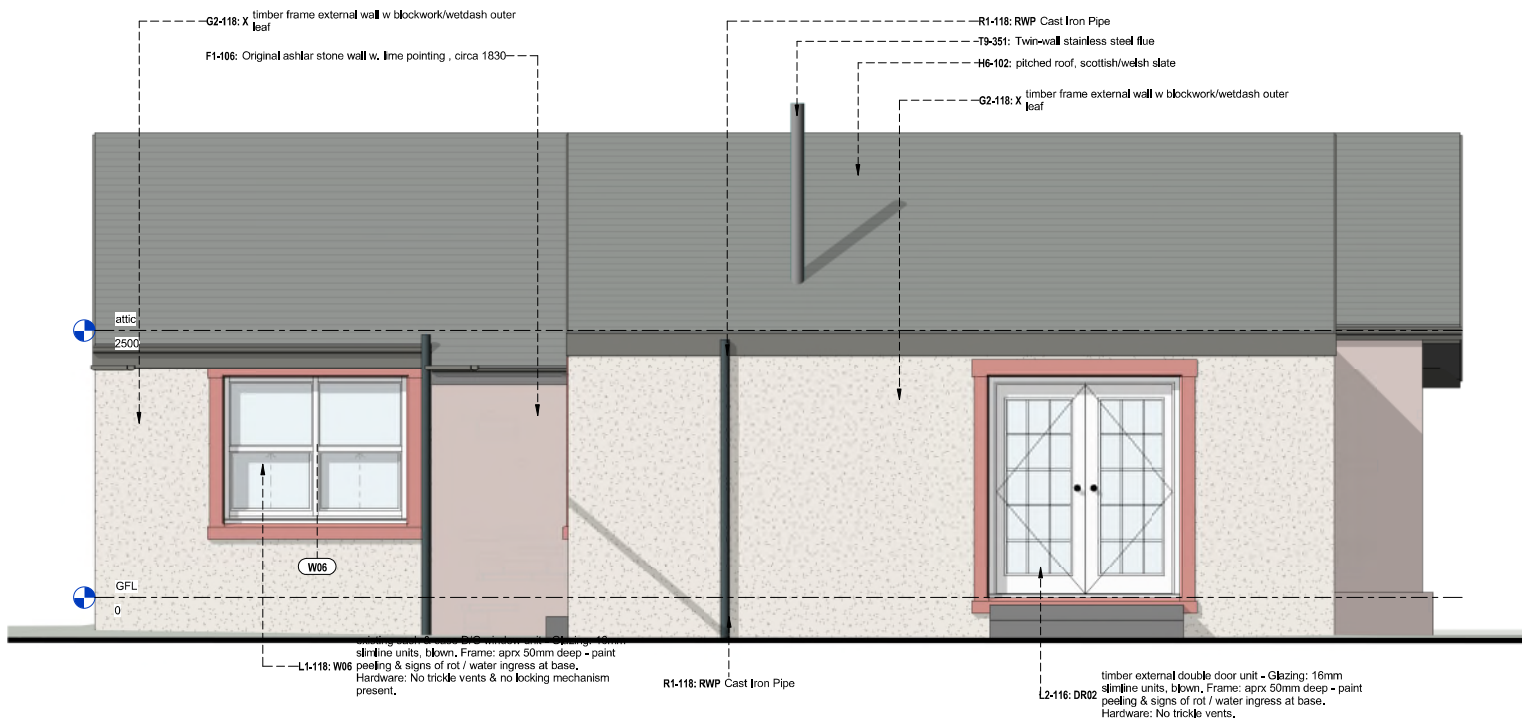
Euan Gray Architecture 07891802360 euangraydesign@gmail.com	Project	2 The Cross Mercer Green, Meikleour, Perth, PH2 6DZ	Proj. Code - Originator - Function-Drawing Number - Drawing Title 258-EGA-02- Location Plan	Revision Date
	Client:	S Rasmussen	Scale @ A3 1 : 1000	Stage Drawing Status
				Stage 3 / LBC / PP
				INFORMATION
Notes: This drawing is to be read in conjunction with all structural and services engineers drawings, and with reference to architects and engineers specification. Only drawings marked with 'CONSTRUCTION' status should be used for construction purposes. Do not scale drawings for construction purposes. All dimensions to be checked on site: notify the architect immediately if any discrepancies from dimensions noted on the drawings. Copyright reserved.				

2 North
1 : 50



1 East (rear)
1 : 50

0 0,5 m 1,25 m 2,5 m
SCALE: 1:50



Euan Gray Architecture

07891802360

euangraydesign@gmail.com

Project
2 The Cross Mercer Green, Meikleour, Perth,
PH2 6DZ

Client:
S Rasmussen

Proj. Code - Originator - Function-Drawing Number - Drawing Title
258-EGA- EX20- Existing Elevations, N & E
A - Released for LB - annotations updated, disclaimers reworded & 1:10 window/drawings provided - 10/7/25

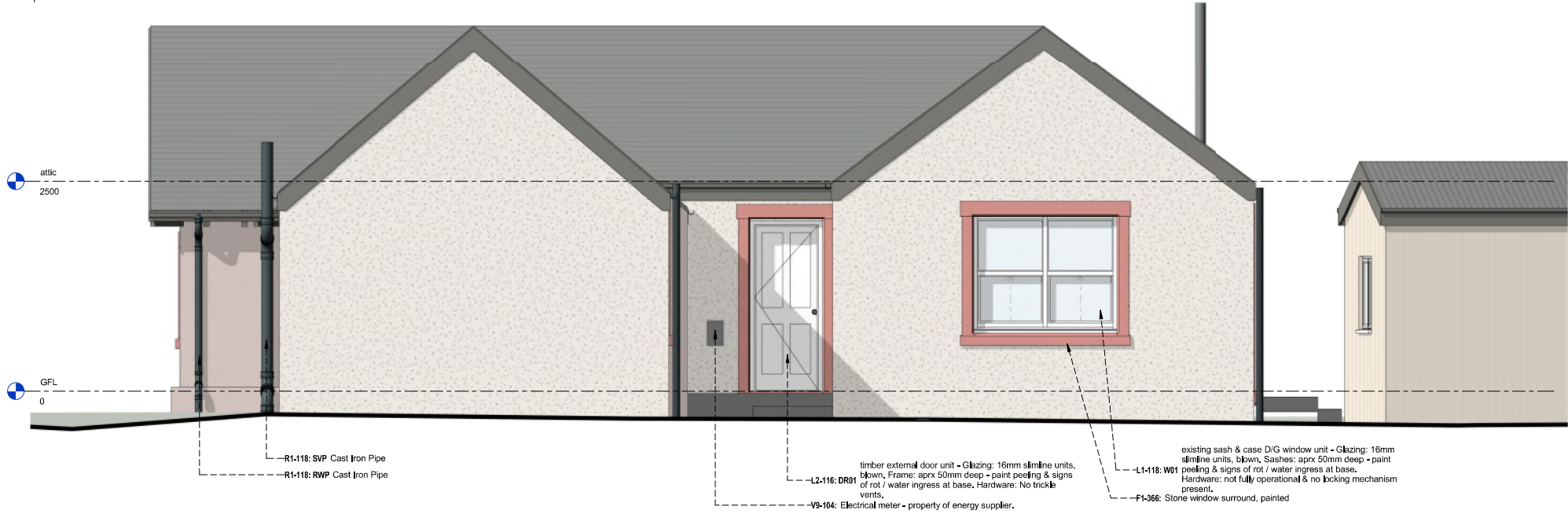
Scale @ A3
1 : 50
Stage 3 / LBC / PP

Drawing
Status
SURVEY

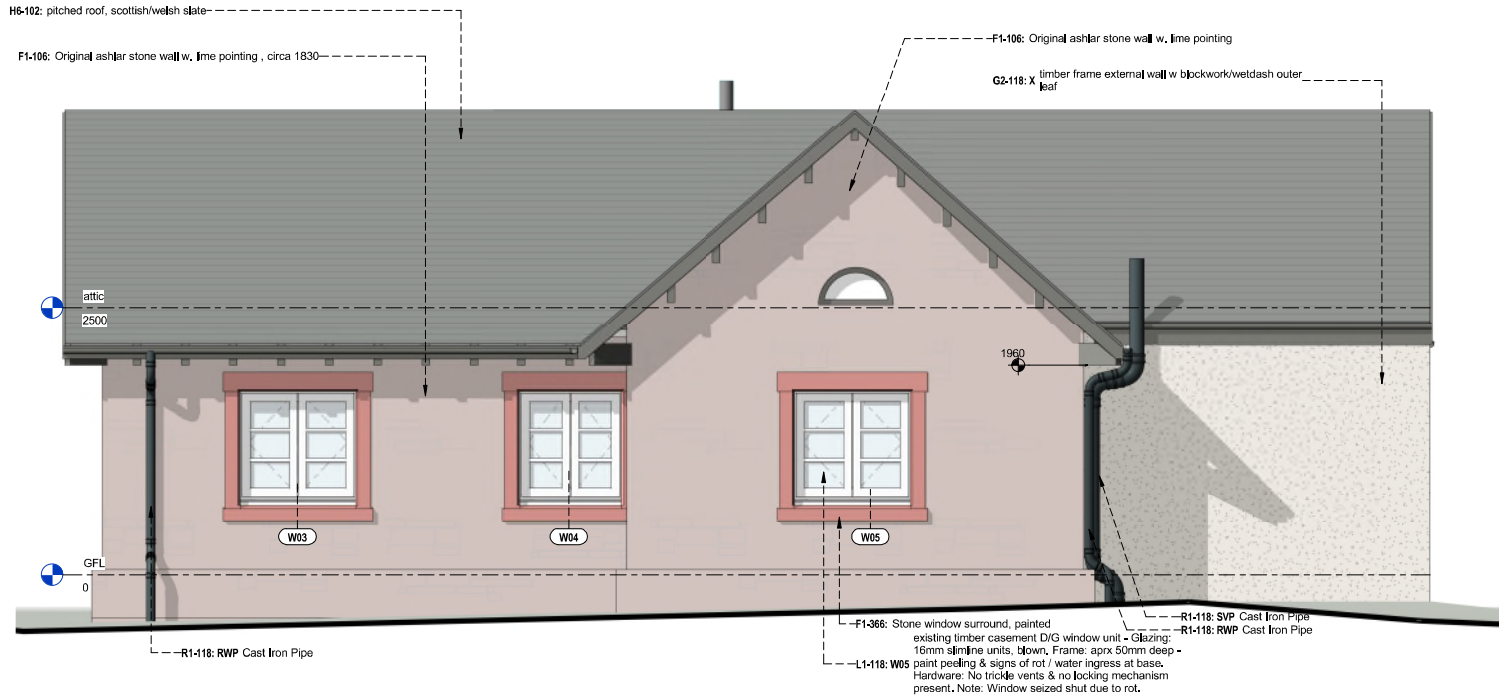
Revision
RevA-
10/7/25
Date

Notes: This drawing is to be read in conjunction with all structural and services engineers drawings, and with reference to architects and engineers specification. Only drawings marked with 'CONSTRUCTION' status should be used for construction purposes. Do not scale drawings for construction purposes. All dimensions to be checked on site: notify the architect immediately if any discrepancies from dimensions noted on the drawings. Copyright reserved.

1 South
1 : 50



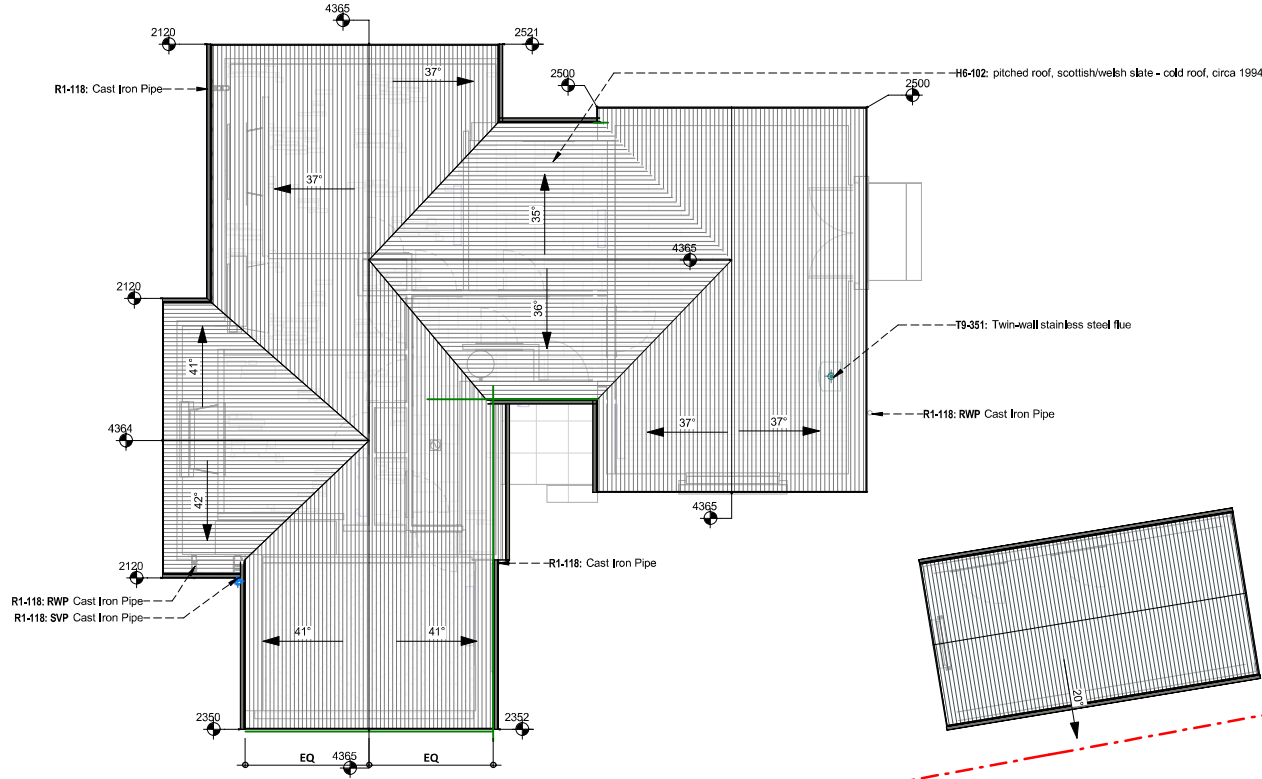
2 West (Principle)
1 : 50



0 0,5 m 1,25 m 2,5 m
SCALE: 1:50

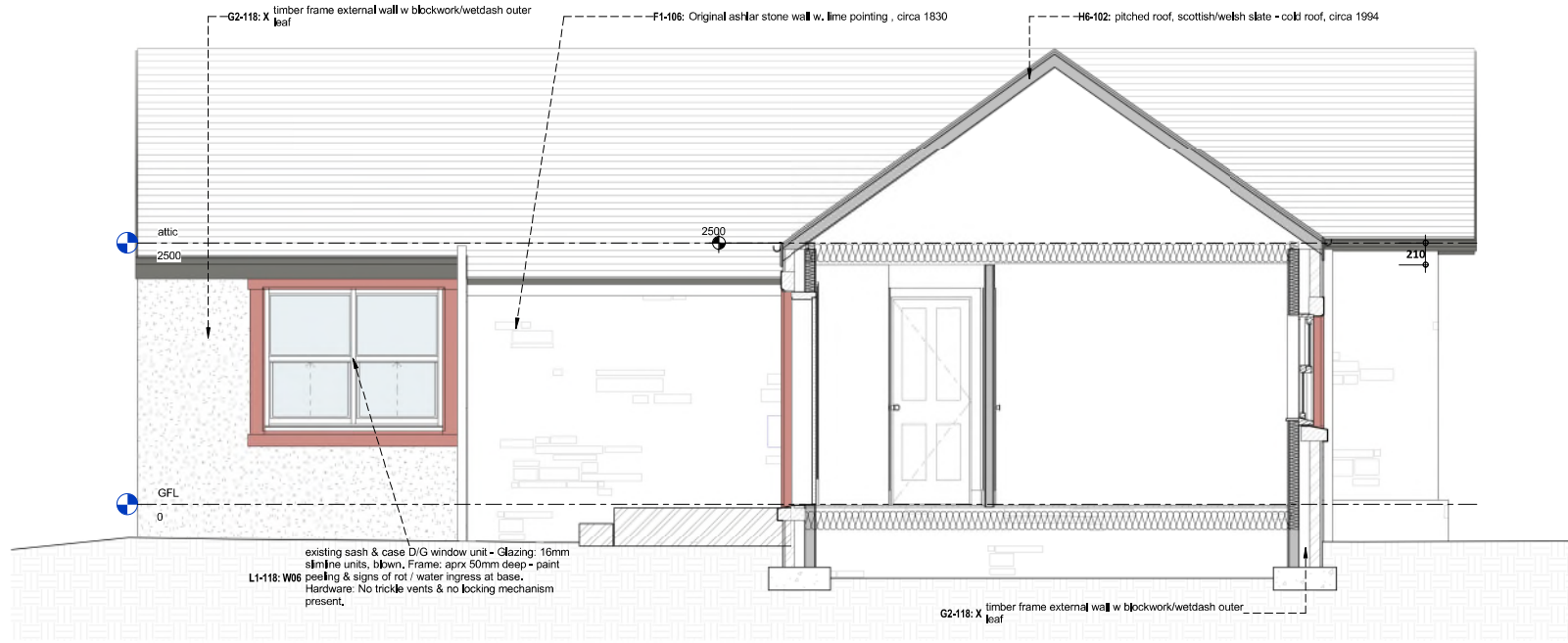
Euan Gray Architecture		Project 2 The Cross Mercer Green, Meikleour, Perth, PH2 6DZ	Proj. Code - Originator - Function-Drawing Number - 258-EGA- EX21- Existing Elevations, S & W A - Released for LB - annotations updated, disclaimers reworded & 1:10 window/drawings provided - 10/7/25	Revision RevA-	
07891802360 euangraydesign@gmail.com				Date 10/7/25	
Client: S Rasmussen		Scale @ A3 1 : 50	Stage Stage 3 / LBC / PP	</	

0 1 m 2,5 m 5 m
SCALE: 1:100

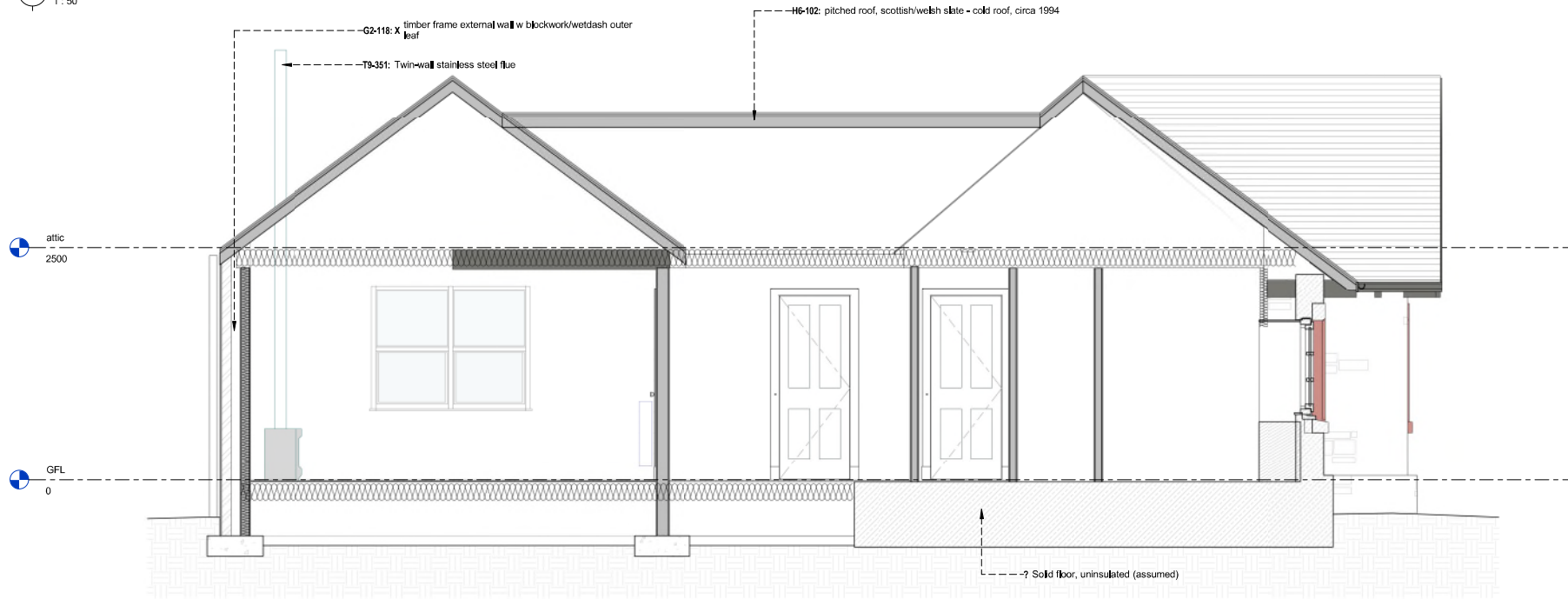


Euan Gray Architecture 07891802360 euangraydesign@gmail.com	Project 2 The Cross Mercer Green, Meikleour, Perth, PH2 6DZ Client: S Rasmussen	Proj. Code - Originator - Function-Drawing Number - Drawing Title 258-EGA-EX11- Existing Plan, Roof A - Released for LB - annotations updated, disclaimers entered & 1:10 windows/drawings provided - 10/7/25				Revision	RevA-
		Scale @ A3 1 : 100				Date	10/7/25
		Stage Stage 3 / LBC / PP				Drawing Status	SURVEY
Notes: This drawing is to be read in conjunction with all structural and services engineers drawings, and with reference to architects and engineers specification. Only drawings marked with 'CONSTRUCTION' status should be used for construction purposes. Do not scale drawings for construction purposes. All dimensions to be checked on site: notify the architect immediately if any discrepancies from dimensions noted on the drawings. Copyright reserved.							

1 AA
1 : 50



2 BB
1 : 50



Euan Gray Architecture 07891802360 euangraydesign@gmail.com	Project 2 The Cross Mercer Green, Meikleour, Perth, PH2 6DZ Client: S Rasmussen	Proj. Code - Originator - Function-Drawing Number - Drawing Title 258-EGA-EX30- Existing Sections A - Released for LB - annotations updated, disclaimers provided - 10/7/25	Revision	RevA-
			Date	10/7/25
			Stage	Stage 3 / LBC / PP
			Scale @ A3 1 : 50	
			Drawing Status	SURVEY
Notes: This drawing is to be read in conjunction with all structural and services engineers drawings, and with reference to architects and engineers specification. Only drawings marked with CONSTRUCTION status should be used for construction purposes. All dimensions to be checked on site: notify the architect immediately if any discrepancies from dimensions noted on the drawings. Copyright reserved.				

7 Section - W01
1:10

1 Elevation - W01
1:10

9 Section - W02 1:10

[illegible]

Section - W03 Elevation - W03

10 Section - W04 4 Elevation - W04

 Section - W05
  Elevation - W05

12 Section - W06

 Section - DR01
 Elevation - DR01

10 Section - DR02
1:10
22 Elevation DR02
1:10

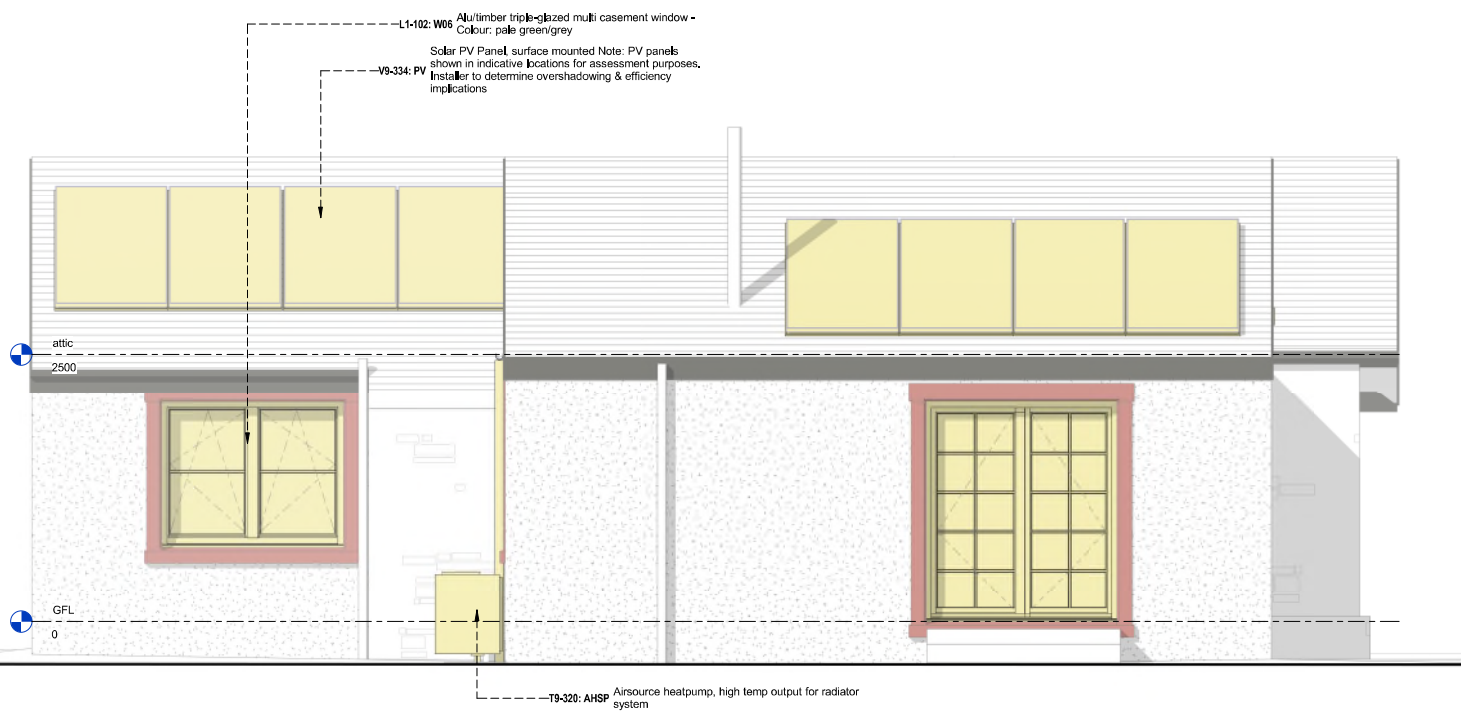
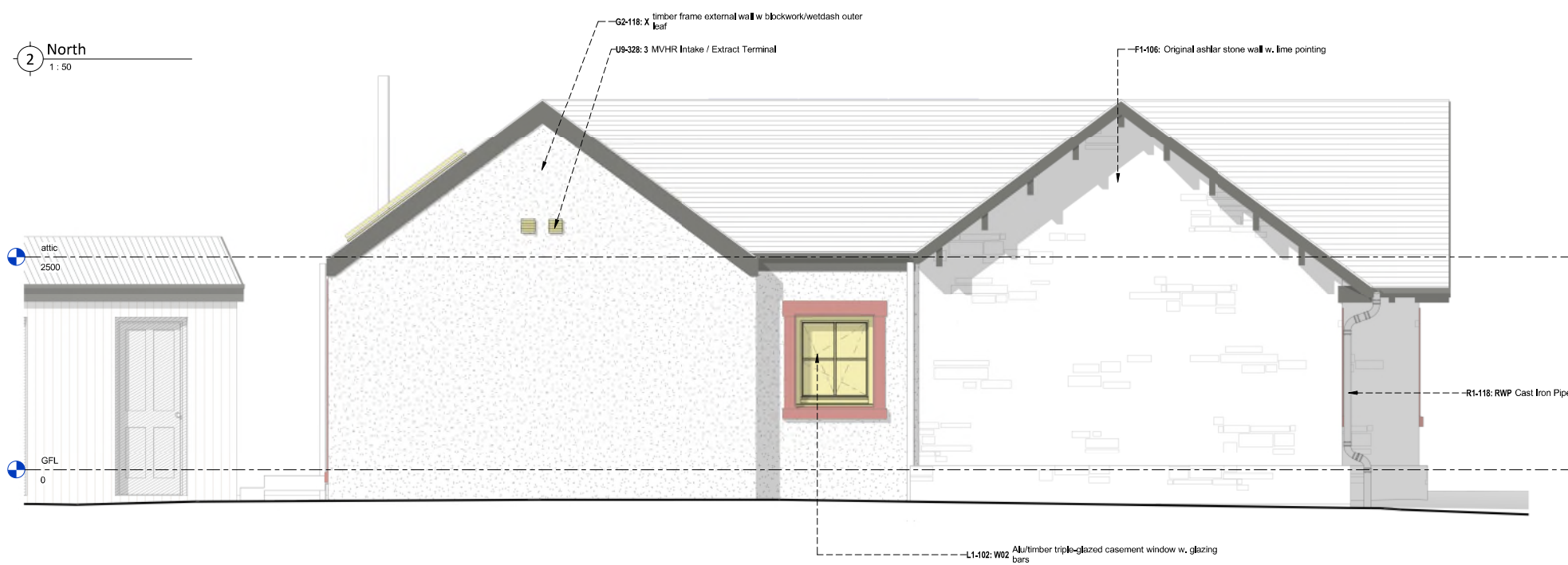
2 North
1 : 50

attic
2500

GFL
0

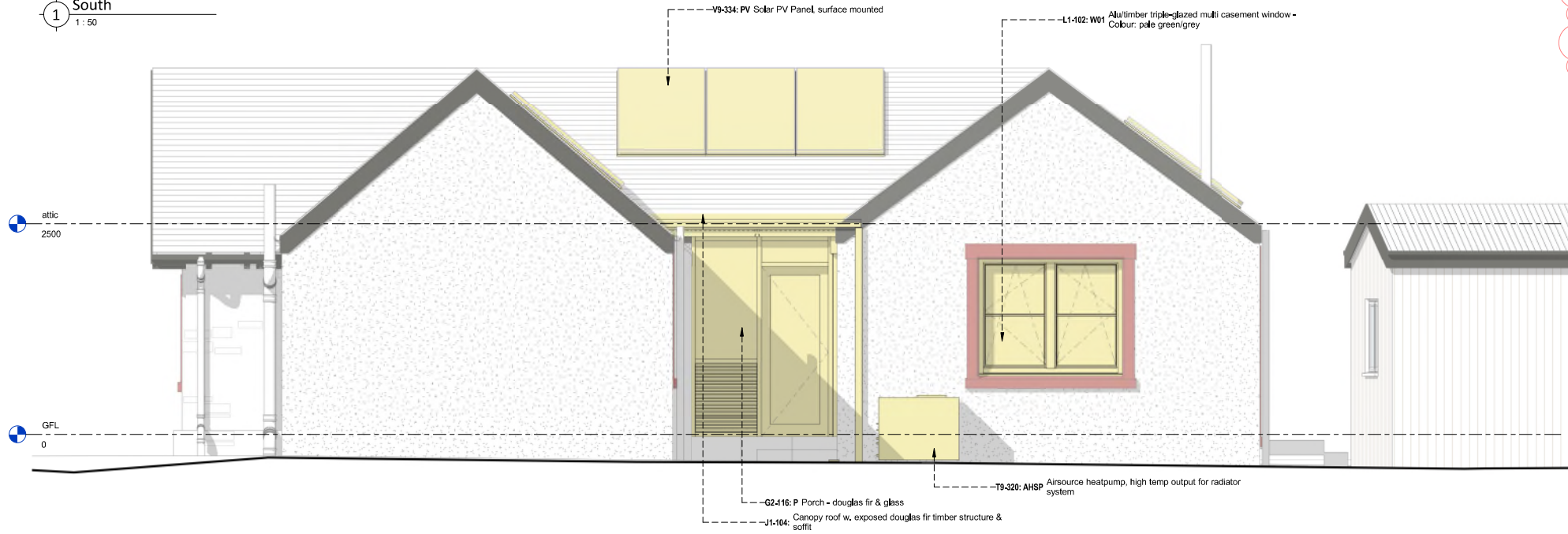
1 East (rear)
1 : 50

0 0,5 m 1,25 m 2,5 m
SCALE: 1:50

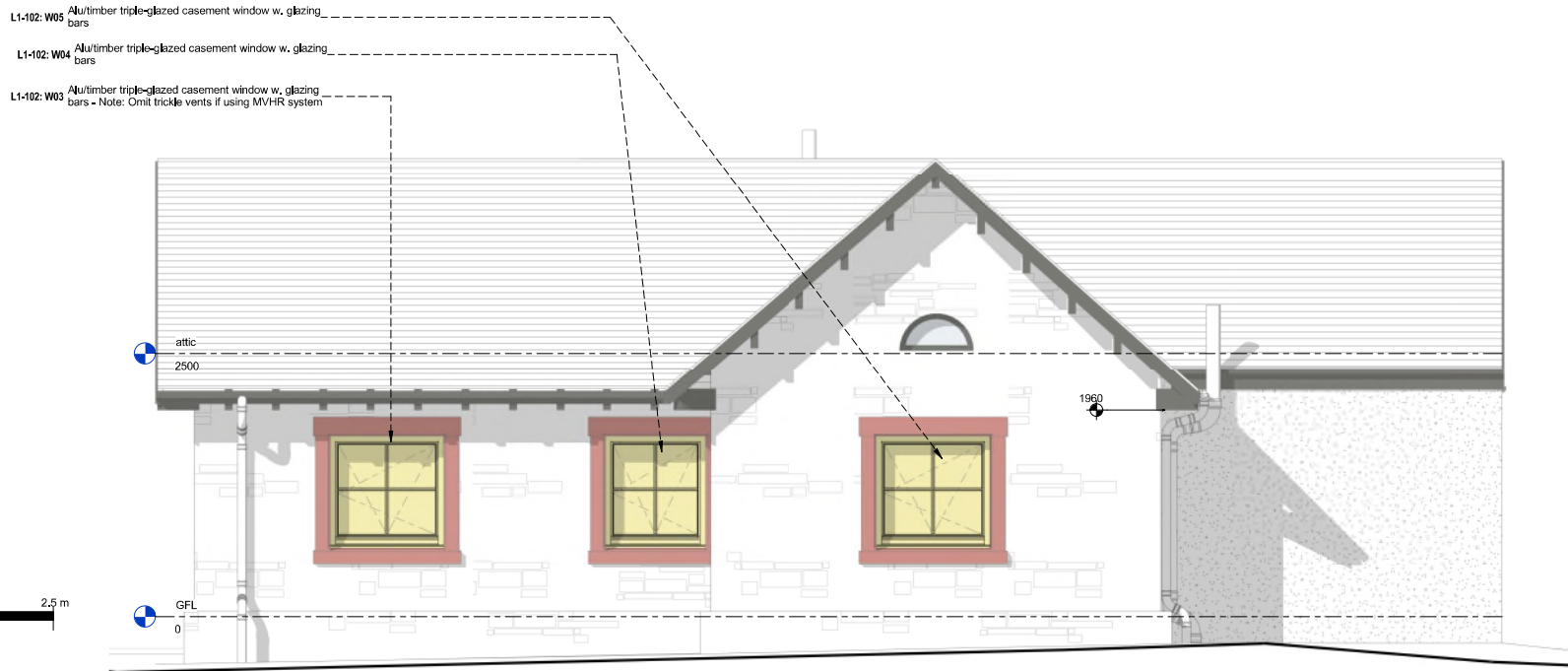


Euan Gray Architecture 07891802360 euangraydesign@gmail.com		Project 2 The Cross Mercer Green, Meikleur, Perth, PH2 6DZ Client: S Rasmussen		Proj. Code - Originator - Function-Drawing Number - 258-EGA-P20- Proposed Elevations, N & E A - Released for LB - annotations updated, dimensions reviewed & 1:10 window/drawings provided - 10/7/25		Revision RevA-	
				Scale @ A3 1 : 50		Date 10/7/25	
				Stage Stage 3 / LBC / PP			
				Drawing Status FOR APPROVAL			
Notes: This drawing is to be read in conjunction with all structural and services engineers drawings, and with reference to architects and engineers specification. Only drawings marked with 'CONSTRUCTION' status should be used for construction purposes. Do not scale drawings for construction purposes. All dimensions to be checked on site: notify the architect immediately if any discrepancies from dimensions noted on the drawings. Copyright reserved.							

1 South
1 : 50



2 West (Principle Elevation)
1 : 50



Euan Gray Architecture 07891802360 euangraydesign@gmail.com	Project 2 The Cross Mercer Green, Meikleour, Perth, PH2 6DZ Client: S Rasmussen	Proj. Code - Originator - Function-Drawing Number - Drawing Title 258-EGA-P21- Proposed Elevations, S & W A - Released for LB - annotations updated, disclaimers removed & 1:10 window/drawings provided - 10/7/25 Scale @ A3	Revision RevA- 10/7/25 Date
			Stage Stage 3 / LBC / PP
			Drawing Status FOR APPROVAL

Notes: This drawing is to be read in conjunction with all structural and services engineers drawings, and with reference to architects and engineers specification. Only drawings marked with 'CONSTRUCTION' status should be used for construction purposes. Do not scale drawings for construction purposes. All dimensions to be checked on site: notify the architect immediately if any discrepancies from dimensions noted on the drawings. Copyright reserved.

Ground Floor

GFL - 1 : 50

L1-102: W03 Alu/timber triple-glazed casement window w. glazing bars

F1-106: Original ashlar stone wall w. lime pointing, circa 1830

M1-108: A Additional insulated wall lining, vapour-open construction

L1-102: W04 Alu/timber triple-glazed casement window w. glazing bars

U9-328: MVHR - Air Extract - Compact MVHR system in loft replacing existing PIV

T9-322: New radiator

L1-102: W05 Alu/timber triple-glazed casement window w. glazing bars

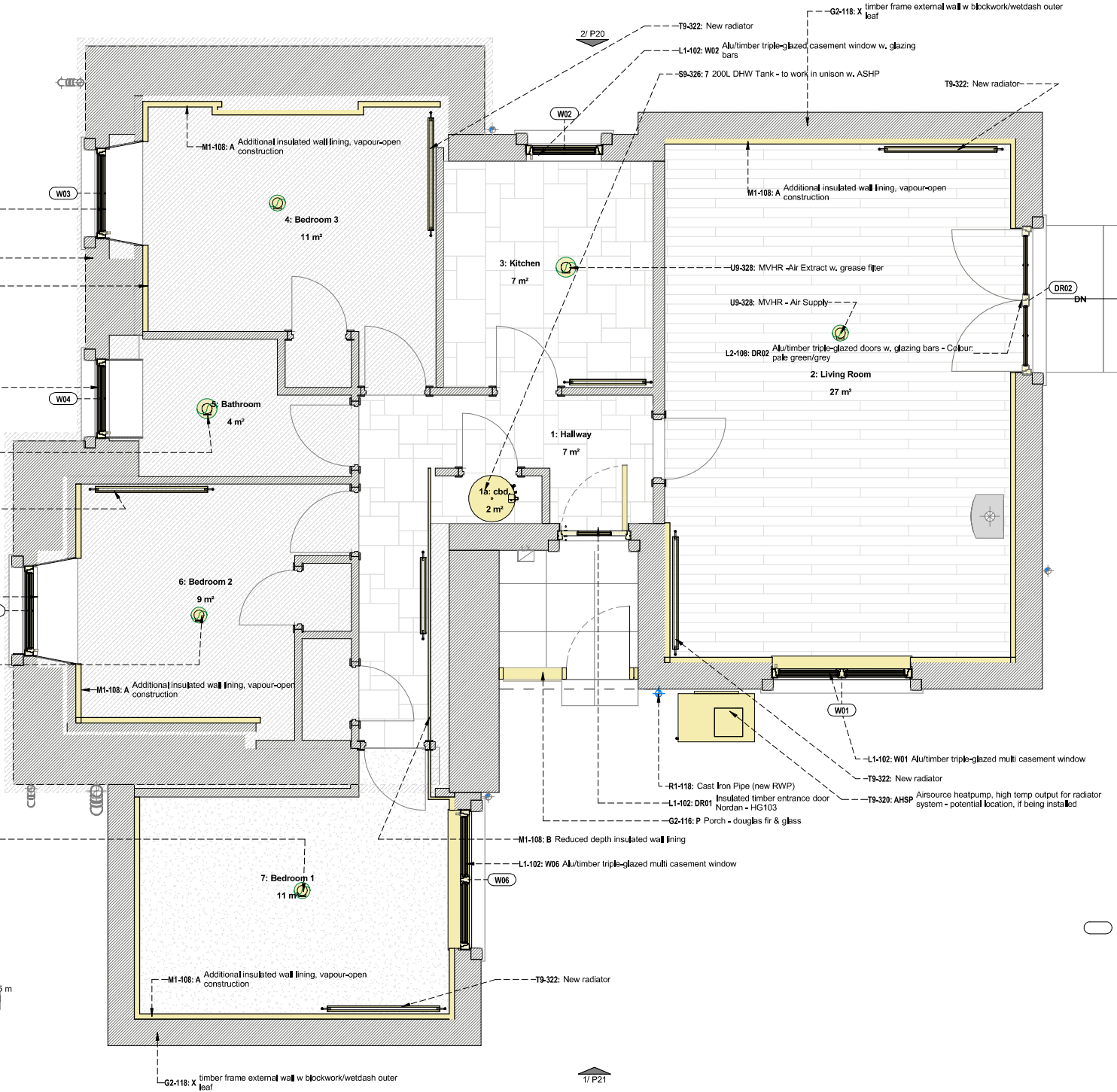
U9-328: MVHR - Air Supply

M1-108: A Additional insulated wall lining, vapour-open construction

U9-328: MVHR - Air Supply

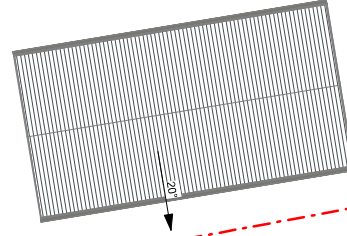
M1-108: A Additional insulated wall lining, vapour-open construction

0 0.5 m 1.25 m 2.5 m
SCALE: 1:50

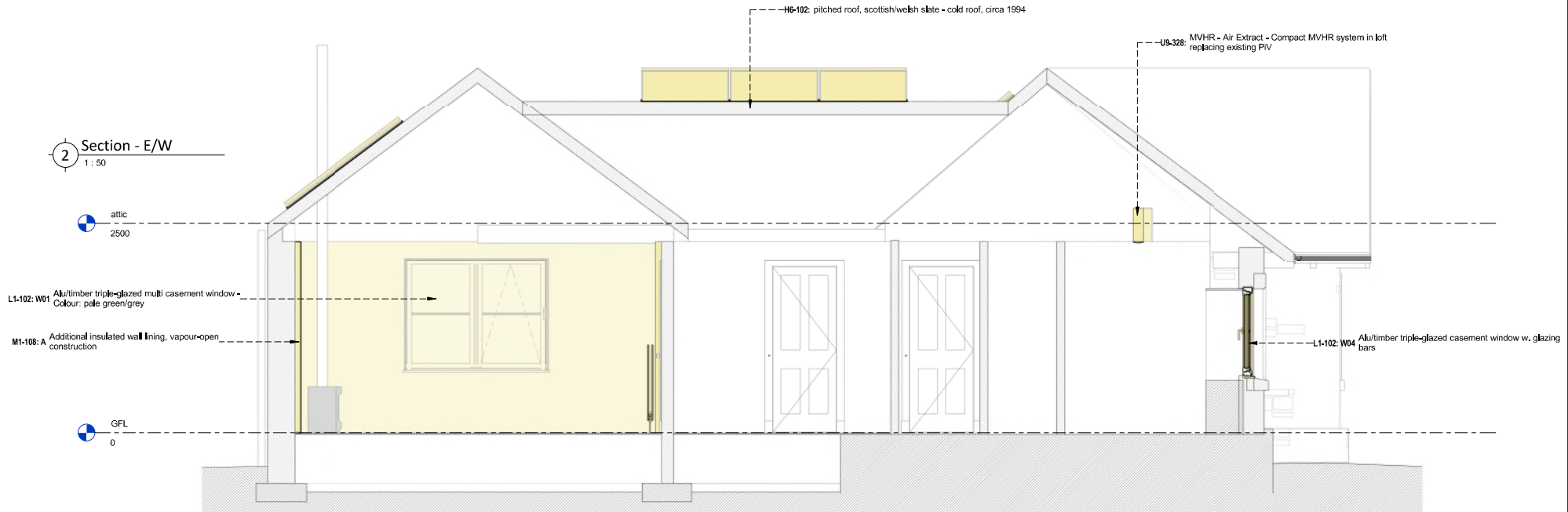
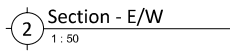
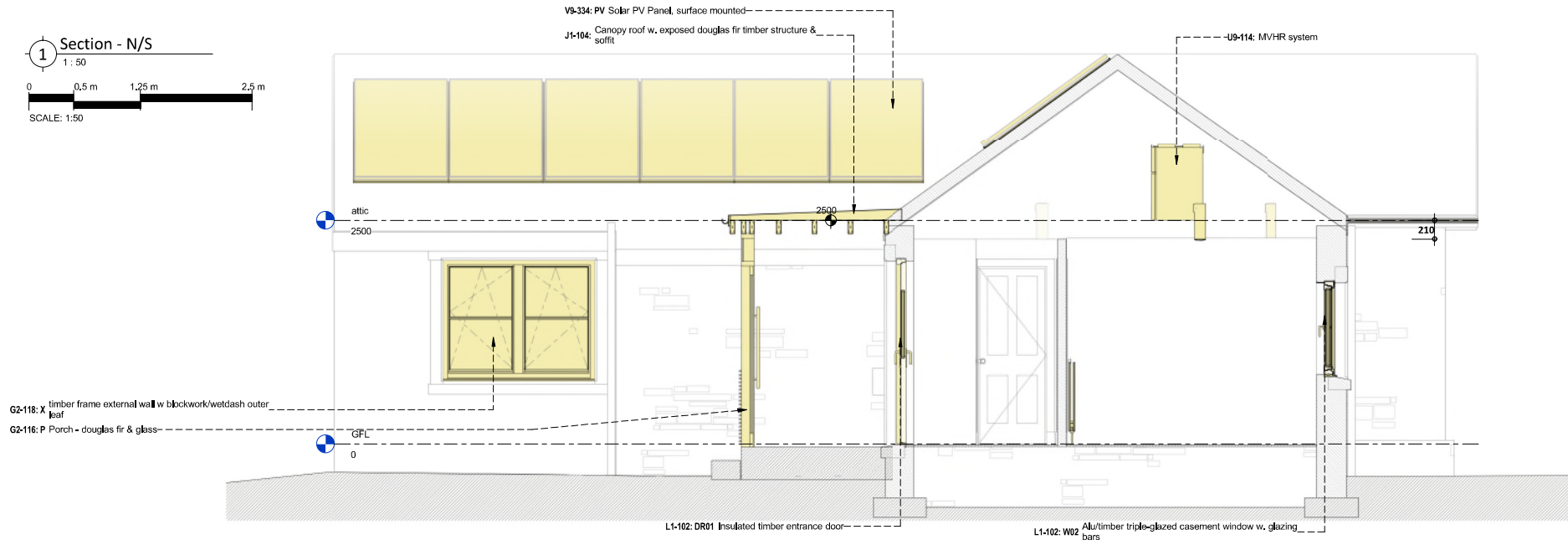


1/ P21

Revision	RevA-
Date	10/7/25
Project	2 The Cross Mercer Green, Meikleur, Perth, PH2 6DZ
Client	S Rasmussen
Project	Euan Gray Architecture 07891802360 euangraydesign@gmail.com
Drawing Title	Proposed Plan - LBC
Drawing Status	FOR APPROVAL
Stage	Stage 3 / LBC / PP
Scale @ A3	1 : 50
Notes	Notes: This drawing is to be read in conjunction with all structural and services engineers drawings, and with reference to architects and engineers specification. Only drawings marked with 'CONSTRUCTION' status should be used for construction purposes. Do not scale drawings for construction purposes. All dimensions to be checked on site, notify the architect immediately if any discrepancies from dimensions noted on the drawings. Copyright reserved.

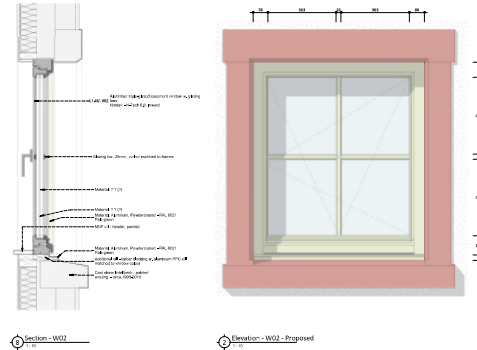
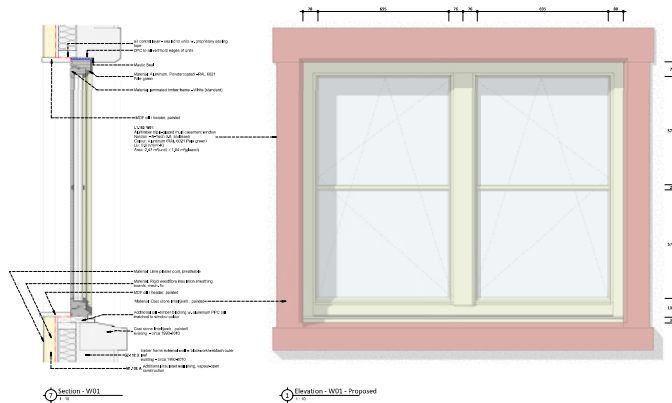


Euan Gray Architecture 07891802360 euangraydesign@gmail.com		Project 2 The Cross Mercer Green, Melkior, Perth, PH2 6DZ Client: S Rasmussen	Proj. Code - Originator - function-Drawing Number - 258-EGA-P11- Proposed Plan, Roof A - Researched for LB - annotations updated, disclaimers reworded & 110 window/drawings provided - 10/7/25	Revision RevA- Date 10/7/25
--	--	--	---	--

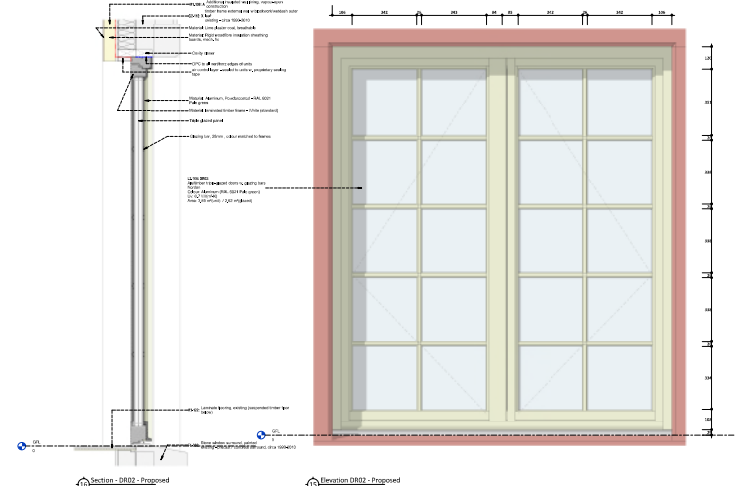
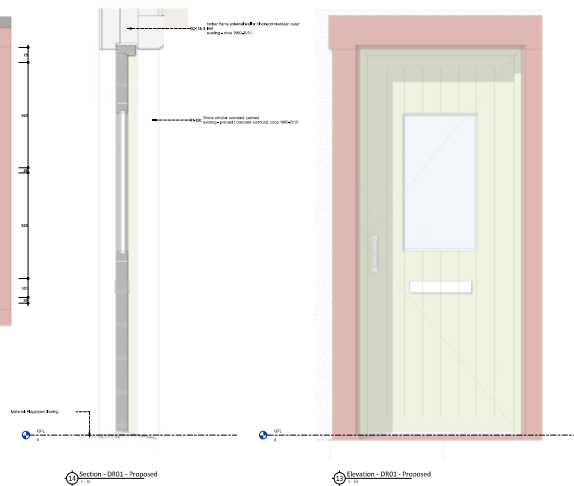
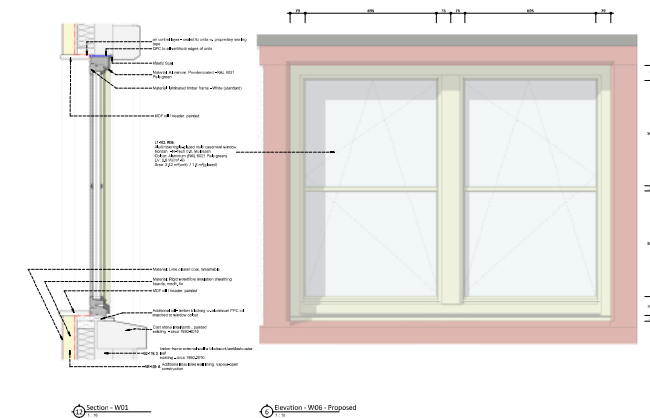
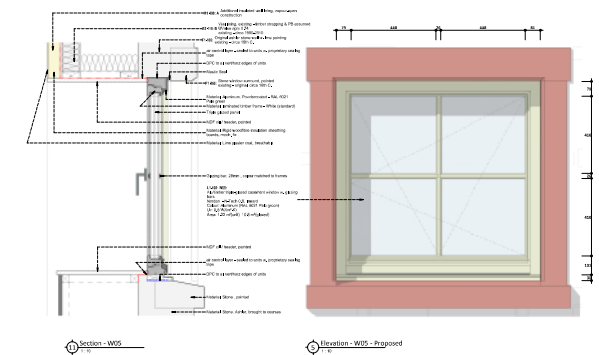
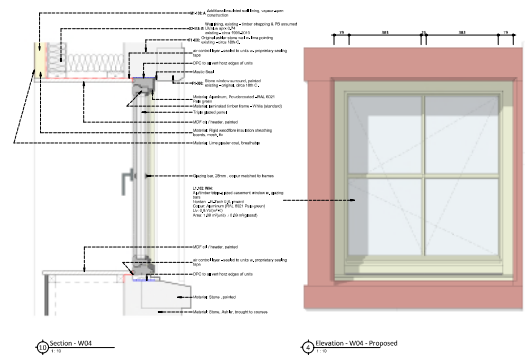
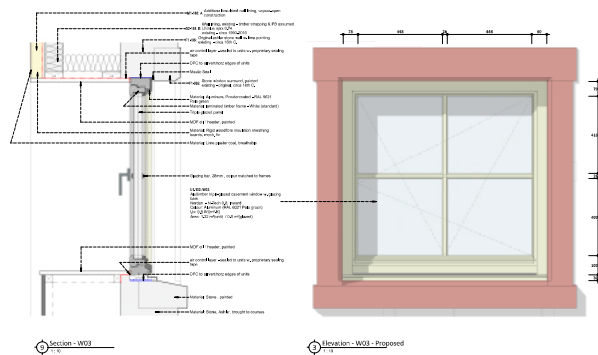


Euan Gray Architecture 07891802360 euangraydesign@gmail.com	Project 2 The Cross Mercer Green, Meikleour, Perth, PH2 6DZ Client: S Rasmussen	Proposed Sections 258-EGA-P30- A - Released for LB - annotations updated, disclaimers removed & 1:10 window/drawing drawings provided - 10/7/25 Scale @ A3 1 : 50	Revision RevA- 10/7/25 Date
			Stage Stage 3 / LBC / PP
			Drawing Status FOR APPROVAL

Notes: This drawing is to be read in conjunction with all structural and services engineers drawings, and with reference to architects and engineers specification. Only drawings marked with 'CONSTRUCTION' status should be used for construction purposes. All dimensions to be checked on site: notify the architect immediately if any discrepancies from dimensions noted on the drawings. Copyright reserved.



Schedule L1 - External Windows & Doors - Proposed													
Window	Door	Location	Material	Finish	Glazing	Frame	Hardware	Notes	Comments				
W01		Living Room	UPVC	White	Double Glazed	Red	Standard						
W02		Living Room	UPVC	White	Double Glazed	Red	Standard						
W03		Living Room	UPVC	White	Double Glazed	Red	Standard						
W04		Living Room	UPVC	White	Double Glazed	Red	Standard						
W05		Living Room	UPVC	White	Double Glazed	Red	Standard						
W06		Living Room	UPVC	White	Double Glazed	Red	Standard						
D01		Living Room	UPVC	White	Double Glazed	Red	Standard						
D02		Living Room	UPVC	White	Double Glazed	Red	Standard						



258 - A13 - Outline Scope of Works - Rev -

Project Address: 2, The Cross, Meikleour
Client: S Rasmussen
Date of issue: 16/07/25

A10

General requirements

All work to be carried out in strict accordance with the current Building Regulations Approved Documents, DEFRA – Limiting thermal bridging and air change, Robust Details (if designing separating walls and floors), material association and manufacturer's details together with all relevant British Standards and Codes of practice; to the full satisfaction of the respective Local Authority Building Inspector and associated Engineers.

Every service, fitting or piece of equipment provided so as to serve a purpose of the Building (Scotland) Regulations should be designed, installed, and commissioned in such a way as to fulfil those purposes.

A13

Description of the work

The existing property has been significantly altered from its original layout circa 1990-2010. Some energy improvement upgrades have been made at this time to the services, internal walls and window units. The previous alterations have not been undertaken to basic current standards, and many of the 'recent' fixtures and fittings are now nearing the end of their service life.

The property suffers from a poor ventilation strategy at present, lacking active ventilation in the form of extract fans, and lacking passive ventilation in the form of trickle vents. This, combined with the nominal insulation measures is likely contributing to the issues of interstitial dampness present in the property.

Current energy consumption is very high for a property of this size, and the current heating system & insulation is inadequate for maintaining a reasonable or consistent indoor level of comfort.

The current window units have no opening restrictors, and cannot be locked - this presents a significant security issue for the occupant at present, as windows must be left partially open to provide adequate ventilation. This further contributes to excessive energy loss.

A means-tested application is being made simultaneously through the Ofgem ECOFLEX4 scheme to fund several of the measures contained within the project.

A21

Statutory Approvals

All work to comply with the Town & Country Planning Act 1990, and all relevant codes of practice, British & European Standards and The Party Wall Act 1996.

The existing building is a grade C listed cottage situated in the Meikleour conservation area.

HES listing: LB4412, originally Grade B 1971, downgraded Grade C 2006

A33

General quality

All works are to be carried out in a workmanlike manner. All materials to be fixed, applied or mixed in accordance with manufacturer's instructions or specifications. All materials shall be suitable for their purpose. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE

G2-116

Site-fabricated timber external wall structure

Construction of contemporary porch & canopy area, using locally sourced timber elements. Porch creates a draught lobby, improving overall energy efficiency & providing additional storage area.

L1-102

Proprietary windows

The use of contemporary, low- U-Value & secure-by-design triple glazed units provides significant increases in the reduction of overall energy losses, improved ventilation and overall building security. Use of aluminium-faced timber construction reduces long-term maintenance costs, the colour has been picked to sympathise with traditional windows, which would have originally been coloured green, brown or similar as opposed to white. The addition of conservation style glazing bars recreates external aesthetic of the current window sub-divisions without re-creating the energy-inefficient thermal bridging caused by multiple pane units.

(blank)

L1-118

Window removal

Replace all existing windows & doors as part of energy & ventilation improvement strategy. Existing units have been installed circa 1990-2010, and have limited servicable life left. The condition report notes slimline glazing has been fitted, but many of the multi-pane glazing units are blown, with water ingress apparent to frames. Hardware operation is inconsistent, with several windows unable to lock, or operate as required. Due to the current condition and physical limitations of the existing design, it is not possible or economically viable to make significant improvements to their performance, efficiency or security through upgrade or repair.

M1-108

Insulated linings to existing structure

Addition of new internal wall insulation as part of energy-improvement measures. Use of vapour-open construction has been chosen to work with the existing fabric, including the low-performance insulation upgrades which have been undertaken circa 1990-2010 and are no longer providing a satisfactory level of comfort or reduction in energy losses, contributing to high ongoing running-costs for the end user. The apparent lack of vapour control measures in the existing wall construction, combined with the lack of trickle vents to the existing windows, is a major contribution to the problem of interstitial condensation and damp. The applied construction adds a breathable insulation build-up over the existing wall, moving the dewpoint away from the external leaf and allowing for a healthier indoor environment through a breathable and more energy-efficient build-up.

R1-118

Surface water drainage pipework

New rainwater connection specified in cast-iron to match into the existing downpipes.

Surface water installation: constructed and installed in accordance with recommendations described in BS EN 12056-3:2000; tested in accordance with the guidance in BS EN 1610:1998

New RWP's to be provided with handhole access at base

S9-116

Hot water storage cylinder removal

Replace existing hot water tank with modern, high-efficiency units paired with the ASHP system for reduced running costs & improvements to energy efficiency.

S9-326

Hot water storage cylinders

The HWC to be installed by suitably trained installers who shall install, test and certify the installation in accordance with: current building regulations, BSEN12897:2006 and BS6700:200 and be fitted with:

- 1) a check valve to prevent backflow
- 2) combined temperature & pressure relief valve complying with BS EN 1490: 2000, discharging via a tundish, 28ø copper pipe to terminate >100 above FGL with a suitable guard
- 3) an external expansion vessel or other means of accommodating expanded heated water.
- 4) a non self-resetting thermal cut-out.

Temperature of flow water from warm water systems connected to a high temperature heat source (> 60°C) to be limited to 48°C using either: multi-port mixing valves and thermo-mechanical or thermo-electric actuators / a separate high-limit thermostat.

All flow & return pipework to be suitably insulated as far as is reasonably practical.

Upgrade as part of energy-improvement strategy

T9-118

Radiator removal

The property is currently served by aging storage heaters which lack centralized or thermostatic control. These are to be removed as part of the energy improvement strategy.

T9-320

Heat pumps

Air Source Heat Pump system design & installation to be undertaken by a suitably qualified contractor, MCS certified.

Installation & system design to follow principles set out in publication "BESA Technical Report TR 30 Guide to good practice: heat pumps".

Installer to provide user with all manufacturers documentation, instructions for use and details for ongoing (ie. post-completion) servicing requirements.

T9-322

Hot water radiators

Addition as part of energy improvement strategy. Pipework to be surface mounted rising to loft, with flow & return routes run within the existing mineral wool over-ceiling insulation layer.

U9-114

Mechanical ventilation heat recovery systems

Mechanical Ventilation Heat Recovery system installation in accordance with BRE Digest 398. Installer to complete testing & supply to Building Control prior to practical completion.

The addition of an MVHR (mechanical ventilation with heat recovery) system in replacement to the PiV (permanent intake ventilation) allows for a supply of continual, pre-heated fresh air and extract of damp, warm air to the property.

U9-120

Extract fan removal

The property is served by an existing PiV (permanent intake ventilation) fan, which lacks pre-heating functions or adequate user control. Coupled with the lack of extract fans in either kitchen or bathroom, this is likely making a significant contribution to the interstitial condensation problem, as well as having a significant negative impact on energy losses and consumption rates.

The unit is a clearly-recent addition to the property and is having a detrimental effect to the fabric, therefore its replacement with a better suited system / ventilation strategy is recommended.

V9-334

Photovoltaic modules

The addition of renewable energy measures on non-principle elevations allows for on-site generation of energy, reducing occupants' energy bills. A surface-mounted rail-system sits over the existing slates, minimizing disruption to the existing construction & waterproofing, and allowing for the measures to be removed at a later date if required, without overly affecting the current fabric.

Installation & completion of design required by specialist PV installer certified under MCS (Microgeneration Certification Scheme). Design to conform to MCS standards, BS EN 61215, and IET Code of Practice for Grid-connected Solar PV Systems.

Confirm structural adequacy of existing roof structure & construction prior to installation. Ensure compatibility of proposed mounting system with proposed roof covering and underlay.

Maintain integrity of roof weatherproofing upon completion.

Mounting system requirements:

Where mounting to slate / tiled roofs:

Use proprietary rail or bracket mounting system suitable for slate roofs. Fixing through slates to be minimised; use slate replacement brackets where possible. All flashings and fixings to be weatherproof, corrosion resistant, and compatible with slate. All penetrations to be sealed with proprietary slate roof flashings.

Where mounting to felt / single ply / EPDM flat roofs:

Use proprietary rail or bracket mounting system compatible with roof type. Where using ballast based systems, all loading calculations must be submitted to Structural engineer for approval prior to completion of design.

Electrical connection:

Ensure safe and secure cable routing within trunking / conduit below slates or within roof void.. Provide DC isolation and AC connection to consumer unit via dedicated circuit.

Completion:

Commissioning to include test certification and system log book. Minimum 10-year product warranty on panels and mounting system. Provide O&M manual on completion.